

LED 0804025

Manwell

Parcel 1

Block 723

The improvements consist of an 11 flat building converted into 3 flats and 30 housekeeping units and 6 community kitchens. The owner claims a gross income, if fully rented, of \$1,225 per month furnished, exclusive of 2 rooms occupied by the janitor-manager. The owner stated that the vacancies in the building during the past year have averaged approximately 40% of the rentable units. At the date of inspection the building appeared to be 100% occupied.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

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723

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Manwell

Parcel 1

Block 723

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The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.



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FEB 10 84 03 3



15B 0.084025

Barnes

Parcel 5

Block 723

The owner states that he purchased the property on July 8, 1947 for \$750 cash and a First Deed of Trust of \$1,500 - total purchase price \$2,250.

The improvements consist of a small barn converted into a garage and loft and used as storage space by a painting contractor.



723

178 0 9840 3 2



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: MARJORY ALPERS
Street Address: 1403-23 O'Farrell
Location: Southwest O'Farrell & Laguna
Lot size: 40 X 100
Area: 4000 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 3,320.00
Improvements - 7,200.00
Total - 10,520.00
APPRAISED VALUE OF LAND: \$ 5,680.00
Per Front Foot \$ 142.00
Per Square Foot 1.42
REMARKS:

Parcel No. 1
Block No. 723
Lot No. 1



DESCRIPTION OF IMPROVEMENTS

Nature and type 11 Flats
Construction Frame
No. of Stories Three
No. of Rooms 53
Garage Space 1 car in basement
Basement Yes, Portion converted to Flats
Foundation Brick
Exterior Finish Rustic
Roof Flat, Tar & Gravel
Year Built 1900
Remodeled 1939 - 40 after fire
Condition, Exterior Fair
Interior Fair

Interior Finish Plaster, Pine Trim
Floors Pine
Plumbing Fair
Bathrooms 11
Kitchens 11
Lighting Fair
Outlets None
Heating Circulating Gas Heaters
Hot Water Automatic Storage
Any Unlawful Use

REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement 3,300 sq. ft. @ 4.00 \$ 13,200.00
1st Floor 3,300 @ 7.50 24,750.00
2nd Floor 3,300 @ 7.50 24,750.00
3rd Floor 3,300 @ 7.50 24,750.00
Total 13,200

\$ 87,450.00
55%
48,097.50
\$ 39,352.50

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

INCOME ANALYSIS

ADJUSTED INCOME
Apt.No. No.of Rooms Monthly Rent
9 flats @ 62.50 562.50
1 flat 50.00 50.00
1 flat 30.00 30.00

Total Gross Income \$ 642.50 x 12 \$7710.00
Less Expenses 2687.01

Net Income (Before Depreciation) \$ 5022.99 monthly, \$ 60275.88 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 45,660.00
REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 5,700.00
IMPROVEMENTS - 39,300.00
TOTAL \$ 45,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard H. H. H.
Date: APR 10 1957

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Maranese

Parcel 2

Block 723

The owner states that she purchased this property in 1936, 1936 for approximately \$1,000 cash and assumed a First Debt of Trust of \$4,500 and a Second Debt of Trust of \$5,800 - total indicated purchase price \$12,300.

The improvements consist of a 2 flat building converted into 3 housekeeping units, 2 of which are located on the first floor, 1 on the second and 1 in the attic. The owner claims that the gross income, if fully rented, is \$325 per month furnished, exclusive of a 4-room housekeeping unit occupied by her.

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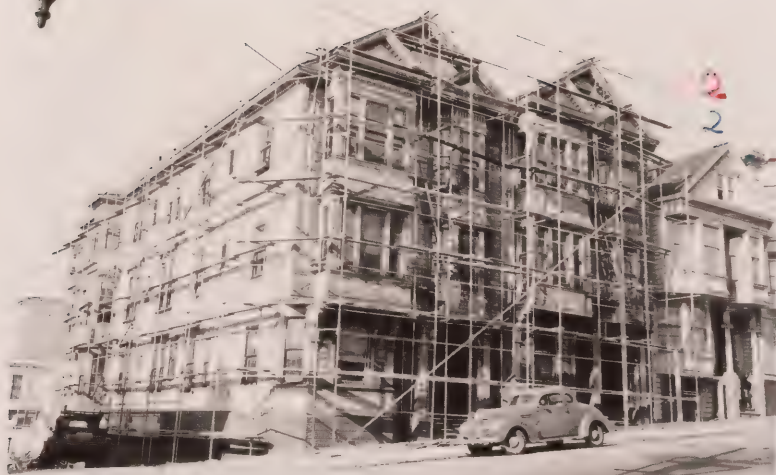
Matawaran

Parcel 2

Block 723

The owner states that she purchased this property in March, 1950 for approximately \$1,000 cash and assumed a First Deed of Trust of \$4,500 and a Second Deed of Trust of \$6,800 - total indicated purchase price \$12,300.

The improvements consist of a 2 flat building converted into 6 housekeeping units, 2 of which are located on the first floor, 3 on the second and 1 in the attic. The owner claims that the gross income, if fully rented, is \$222 per month furnished, exclusive of a 4-room housekeeping unit occupied by her.



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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: FRANK S. & NINA MATAWARAN
Street Address: 1345-47 Laguna Street
Location: West Laguna 40' South 0'Farrell
Lot size: 25 x 100
Area: 2500 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,250.00
Improvements - 2,200.00
Total - 3,450.00
APPRAISED VALUE OF LAND: \$ 3,225.00
Per Front Foot \$ 129.00
Per Square Foot 1.29
REMARKS:
14% deduction from basic value of
\$150.00 per front foot for depth of 137'6"

Parcel No. 2
Block No. 723
Lot No. 2



DESCRIPTION OF IMPROVEMENTS

Nature and type _____
Construction Frame
No. of Stories Two
No. of Rooms 15
Garage Space in Basement 2 cars
Basement Yes
Foundation _____
Exterior Finish Rustic
Roof Gabled, Composition Roofing
Year Built 1893
Remodeled _____
Condition, Exterior Good
Interior Fair to Good

Interior Finish Plaster - Pine Trim
Floors Pine
Plumbing Good
Bathrooms Three, Leg Tubs
Kitchens Two
Lighting Fair
Outlets None
Heating Circulating Gas Heaters
Hot Water Automatic Storage Heaters
Any Unlawful Use _____
REMARKS: _____

ESTIMATED REPLACEMENT COST NEW:

Basement 1,800 sq. ft. @ 3.00 \$ 5,400.00
1st Floor 1,850 @ 7.00 12,950.00
2nd Floor 1,850 @ 7.00 12,950.00
3rd Floor 600 @ 5.00 3,000.00
Total 6,100

\$ 34,300.00
70% 24,010.00
\$ 10,290.00

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS: _____

INCOME ANALYSIS

ADJUSTED INCOME		
Apt.No.	No. of Rooms	Monthly Rent
<u>1345</u>	<u>6</u>	<u>60.00</u>
<u>1347</u>	<u>9</u>	<u>90.00</u>
<u>2 Garages @ \$5.00</u>		<u>10.00</u>
Total Gross Income		\$ <u>160.00</u> <u>x 12 = 1920</u>
Less Expenses		

EXPENSE	
Taxes - - - - -	\$ <u>225.92</u>
Insurance - - - - -	<u>40.00</u>
P.G. & E. - - - - -	
Water - - - - -	<u>48.00</u>
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection	
Allowance - - - - -	<u>96.00</u>
Maintenance & Repairs - -	<u>96.00</u>
Management - - - - -	<u>57.60</u>
Total Expenses	\$ <u>563.52</u>

Net Income
(Before Depreciation) \$ _____ monthly, \$ 1356.48 annually
APPRAISED VALUE INDICATED BY INCOME ANALYSIS - 11% \$ 12,300.00
REMARKS: _____

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 3,200.00
IMPROVEMENTS - 9,300.00
TOTAL \$ 12,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: [Signature]
Date: APR 1 1957

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Brown

Parcel 3

Block 723

The property consists of 2 buildings - one an inside building and one an alley corner. The owner purchased the corner building for \$28,000 and the inside building for \$22,000 in April, 1932 - total purchase price for both buildings \$50,000.

The improvements consist of two 3 flat buildings. The corner building is rented as 3 furnished flats, according to the owner, for \$145 per month each, or a total of \$435 per month furnished. The inside 3 flat building has been converted into 6 housekeeping units furnished. The flats are divided into 3 housekeeping units per floor. The owner claims that these 6 units are rented for \$55 per month each furnished, or a total of \$330 per month. The owner states that he bought the buildings unfurnished and installed the furniture himself.

The exterior of the corner building was recently finished in J. M. shingles, together with the inside building. The exterior of both buildings is in excellent condition. The interior of the corner building is in good condition. The condition of the inside building is only fair.



723

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Z 9 0906 0 834

Brown

Parcel 3

Block 723

The property consists of 2 buildings - one an inside building and one an alley corner. The owner purchased the corner building for \$28,000 and the inside building for \$22,000 in April, 1952 - total purchase price for both buildings \$50,000. *No! see file 181*

The improvements consist of two 3 flat buildings. The corner building is rented as 3 furnished flats, according to the owner, for \$145 per month each, or a total of \$435 per month furnished. The inside 3 flat building has been converted into 6 housekeeping units furnished. The flats are divided into 2 housekeeping units per floor. The owner claims that these 6 units are rented for \$55 per month each furnished, or a total of \$330 per month. The owner states that he bought the buildings unfurnished and installed the furniture himself.

The exterior of the corner building was recently finished in J. M. shingles, together with the inside building. The exterior of both buildings is in excellent condition. The interior of the corner building is in good condition. The condition of the inside building is only fair.

See later photo - 2 buildings



REAR 101

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION
Owner: Dan and Patsy BROWN
Street Address: 1327-1337 Laguna Street
Location: Northwest Laguna & Olive
Lot size: 55 x 100
Area: 5500 sq. ft. approx
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 3,000.00
Improvements - 6,050.00
Total - 9,050.00
APPRAISED VALUE OF LAND: \$ 8,250.00
Per Front Foot \$ 150.00
Per Square Foot 1.50
REMARKS:
Basic value \$175.00 front foot - 137'6" depth
14% deduction due to 100' depth

Parcel No. 3
Block No. 723
Lot No. 3



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>6 FLATS</u>	Interior Finish	<u>Plaster - Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>Three</u>	Plumbing	<u>Good</u>
No. of Rooms	<u>42</u>	Bathrooms	<u>Six</u> <u>Leg Tubs</u>
Garage Space	<u>No</u>	Kitchens	<u>Six</u> <u>Tile splash on sinks</u>
Basement	<u>Yes</u>	Lighting	<u>Good</u>
Foundation	<u>Concrete</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic - Asbestos Shingle</u>	Heating	<u>Two gas furnaces</u>
Roof Gabled -	<u>Composition roofing</u>	Hot Water	<u>automatic water heaters</u>
Year Built	<u>1900</u>	Any Unlawful Use	<u></u>
Remodeled	<u>No</u>	REMARKS:	<u></u>
Condition, Exterior	<u>Good</u>	Garbage Chute	<u>- 2 fire escapes</u>
Interior	<u>Good</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>3982</u>	sq. ft. @ <u>3.00</u>	\$ <u>11,946.00</u>
1st Floor	<u>4432</u>	@ <u>8.00</u>	<u>35,456.00</u>
2nd Floor	<u>4432</u>	@ <u>8.00</u>	<u>35,456.00</u>
3rd Floor	<u>4432</u>	@ <u>8.00</u>	<u>35,456.00</u>
Total	<u>17,278</u>		

LESS OBSERVED DEPRECIATION

70%
\$ 118,314.00
82,819.80

PRESENT VALUE OF THE IMPROVEMENTS:

\$ 35,494.20

REMARKS:

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
<u>6 flats</u>	<u>@ \$90.00</u>	<u>\$ 540.00</u>	Taxes - - - - -	\$ <u>638.93</u>
			Insurance - - - - -	<u>100.00</u>
			P.G. & E. - - - - -	<u>360.00</u>
			Water - - - - -	<u>288.00</u>
			Scavenger - - - - -	<u>120.00</u>
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>324.00</u>
Total Gross Income	<u>\$ 540.00 x 12 =</u>	<u>\$ 6480.00</u>	Maintenance & Repairs - -	<u>324.00</u>
Less Expenses			Management - - - - -	<u>194.40</u>
Net Income			Total Expenses	\$ <u>2,349.33</u>
(Before Depreciation)	\$ _____ monthly,	\$ <u>4,130.67</u> annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 41,300.00

REMARKS: Capitalized @ 10%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>8,250.00</u>
IMPROVEMENTS -	<u>31,750.00</u>
TOTAL	\$ <u>40,000.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Robert E. Hall
Date: April 10, 1957

REV 1 504 33



REV 1 504 33



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Billale

Parcel 4

Block 723

The owner stated the property was acquired on July 2, 1947 for \$4,000 cash and First Deed of Trust of \$6,000 and Second Deed of Trust of \$2,000 - total purchase price \$11,000.

The improvements consist of a 2 flat building plus 8 rooms and bath in the basement. The entire property is occupied by various members of the family. The owner has done substantial maintenance work since acquiring the property and both interior and exterior are in good condition.



723

Quilala

Parcel 4

Block 723

The owner stated the property was acquired on July 2, 1947 for \$4,000 cash and First Deed of Trust of \$5,000 and Second Deed of Trust of \$2,000 - total purchase price \$11,000.

The improvements consist of a 2 flat building plus 5 rooms and bath in the basement. The entire property is occupied by various members of the family. The owner has done substantial maintenance work since acquiring the property and both interior and exterior are in good condition.



723

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION
Owner: AMBROSE, Vincent and RICARDO Quilala
Street Address: 1315-17 Laguna Street
Location: Southwest Laguna & Olive
Lot size: 30 x 75 feet
Area: 2250 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1530.00
Improvements - 1000.00
Total - 2530.00
APPRAISED VALUE OF LAND: \$ 3450.00
Per Front Foot \$ 115.00
Per Square Foot 1.5333

Parcel No. 4
Block No. 723
Lot No. 4



REMARKS:
30% deduction from basic value of \$165.00 per front foot, due to short depth of 75 ft.

DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Two Flats</u>	Interior Finish	<u>Plaster - Pine trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Good</u>
No. of Rooms	<u>16</u>	Bathrooms	<u>Three - leg tubs</u>
Garage Space	<u>No</u>	Kitchens	<u>Three - removable sinks</u>
Basement	<u>Yes Flat in basement</u>	Lighting	<u>Fair</u>
Foundation	<u>Concrete</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>Circulating gas heaters</u>
Roof	<u>Gabled - Composition roofing</u>	Hot Water	<u>Automatic storage heaters</u>
Year Built	<u>1885</u>	Any Unlawful Use	<u></u>
Remodeled	<u>No</u>	REMARKS:	<u></u>

Condition, Exterior Fair
Interior Good

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1300</u>	sq. ft. @ <u>5.00</u>	\$ <u>6,500.00</u>
1st Floor	<u>1400</u>	@ <u>8.00</u>	<u>11,200.00</u>
2nd Floor	<u>1400</u>	@ <u>8.00</u>	<u>11,200.00</u>
3rd Floor	<u></u>	@ <u></u>	<u></u>
Total	<u>4100</u>		

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:

65%
\$ 28,900.00
\$ 18,785.00
\$ 10,115.00

REMARKS:

INCOME ANALYSIS

ADJUSTED INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>178.62</u>
	<u>6</u>	<u>60.00</u>	Insurance - - - - -	<u>50.00</u>
	<u>6</u>	<u>60.00</u>	P.G. & E. - - - - -	
	<u>4</u>	<u>40.00</u>	Water - - - - -	<u>72.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - - 5%	<u>96.00</u>
Total Gross Income		\$ <u>160.00 x 12 = \$1920.00</u>	Maintenance & Repairs - 5%	<u>96.00</u>
Less Expenses			Management - - - - - 3%	<u>57.60</u>
Net Income			Total Expenses	\$ <u>550.22</u>
(Before Depreciation)		\$ <u> </u> monthly, \$ <u>1369.78</u> annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 13,700.00
REMARKS: 10%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3,450.00
IMPROVEMENTS - 10,250.00
TOTAL \$ 13,700.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard H. Hall
Date: April 10, 1937

REV 1 584 25



AFI 10-200

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: CHAS. A. & WILLIE BARNES
Street Address: 607 Olive Street
Location: South Olive 75' West Laguna
Lot size: 25 x 40
Area: 1000 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 440.00
Improvements - 250.00
Total - 690.00
APPRAISED VALUE OF LAND: \$ 1,250.00
Per Front Foot \$ 50.00
Per Square Foot 1.25
REMARKS:

Parcel No. 5
Block No. 723
Lot No. 4A



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Paint Shop</u>	Interior Finish	<u>Open Joice</u>
Construction	<u>Frame</u>	Floors	<u>Concrete 1st - wood second</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>7</u>	Bathrooms	<u>None</u>
Garage Space	<u>None</u>	Kitchens	<u>None</u>
Basement	<u>No</u>	Lighting	<u>Good</u>
Foundation	<u>Concrete</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>None</u>
Roof	<u>Gabled, Composition Roofing</u>	Hot Water	<u>None</u>
Year Built	<u>1900</u>	Any Unlawful Use	<u>None</u>
Remodeled	<u>None</u>	REMARKS:	
Condition, Exterior	<u>Good</u>		
Interior	<u>Good</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	sq. ft. @	\$
1st Floor	<u>720</u>	@ <u>4.00</u> <u>2,880.00</u>
2nd Floor	<u>720</u>	@ <u>3.00</u> <u>2,160.00</u>
3rd Floor		@
Total	<u>1440</u>	

\$ 5,040.00
70% 3,528.00
\$ 1,512.00

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

INCOME ANALYSIS

Estimated INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$ <u>40.00</u>	Taxes - - - - -	\$ <u>48.71</u>
			Insurance - - - - -	<u>20.00</u>
			P.G. & E. - - - - -	
			Water - - - - -	
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>24.00</u>
Total Gross Income		\$ <u>40.00 x 12</u> <u>\$480.00</u>	Maintenance & Repairs - -	<u>24.00</u>
Less Expenses			Management - - - - -	<u>14.40</u>
Net Income			Total Expenses	\$ <u>131.11</u>
(Before Depreciation)		\$ <u> </u> monthly, \$ <u>348.89</u> annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>2,900.00</u>
REMARKS:		<u>Capitalized at 12%</u>		

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 1,250.00
IMPROVEMENTS - 1,750.00
TOTAL \$ 3,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard C. Hall
Date: 1-1-57

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AFL 690201E

Barnes

Parcel 5

Block 723

The owner states that he purchased the property on July 8, 1947 for \$750 cash and a First Deed of Trust of \$1,500 - total purchase price \$2,250.

The improvements consist of a small barn converted into a garage and loft and used as storage space by a painting contractor.



723

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: JOSEPH T. & JODIE MAE SMITH
Street Address: 1309 Laguna Street
Location: West Laguna 30' South Olive
Lot size: 271½ x 75
Area: 2033 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,220.00
Improvements - 450.00
Total - 1,770.00
APPRAISED VALUE OF LAND: \$ 2,784.96
Per Front Foot \$ 102.75
Per Square Foot 1.369
REMARKS:
Basic value \$150.00 front foot 137'6" depth
31½% deduction due to 75' depth

Parcel No. 6
Block No. 723
Lot No. 5



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Cottage & Basement Flat</u>	Interior Finish	<u>Plaster - Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>One</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>12</u>	Bathrooms	<u>Two, Leg Tubs</u>
Garage Space	<u>No</u>	Kitchens	<u>Two</u>
Basement	<u>Yes, Converted to Flat</u>	Lighting	<u>Fair</u>
Foundation	<u>Brick and Concrete</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>Circulating Gas Heaters</u>
Roof	<u>Gabled - Composition shingle</u>	Hot Water	<u>1 Automatic Storage, 1 Side Arm Heater</u>
Year Built	<u>1885</u>	Any Unlawful Use	<u>No Window in Basement Bath- room</u>
Remodeled	<u>No</u>	REMARKS:	

ESTIMATED REPLACEMENT COST NEW:

Basement 1345 sq. ft. @ 3.00 \$ 4,035
1st Floor 1545 @ 8.00 12,360.00
2nd Floor @
3rd Floor @
Total 2890

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS:

67%

\$ 16,395.00

11,004.65

\$ 5,390.35

INCOME ANALYSIS

ADJUSTED INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>124.96</u>
	<u>7</u>	<u>65.00</u>	Insurance - - - - -	<u>40.00</u>
	<u>5</u>	<u>35.00</u>	P.G. & E. - - - - -	
			Water - - - - -	<u>48.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>60.00</u>
Total Gross Income		\$ <u>100.00 x 12</u> <u>\$1200.00</u>	Maintenance & Repairs - -	<u>60.00</u>
Less Expenses			Management - - - - -	<u>36.00</u>
Net Income			Total Expenses	\$ <u>368.96</u>
(Before Depreciation)		\$ monthly, \$ <u>831.04</u> annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 7,555.00

REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 2,800.00
IMPROVEMENTS - 5,200.00
TOTAL \$ 8,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Fair market value with comperable sales

Appraiser: Schmidt
Date: 1951

88 MS. I. 514

A.R.L. 62909

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: HOLLIS and WILLIE MAE RAYFORD,
Street Address: 1303 Laguna Street
Location: West laguna 20' 10¹/₄" North Ellis
Lot size: 20'10¹/₂" x 75
Area: 1563 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,120.00
Improvements - 900.00
Total - 2,020.00
APPRAISED VALUE OF LAND: \$ 2,160.56
Per Front Foot \$ 103.50
Per Square Foot 1.31
REMARKS:

Parcel No. 8
Block No. 723
Lot No. 5B



Basic value \$150.00 front foot 137'6" depth
31% deduction due to depth of 75 feet.

DESCRIPTION OF IMPROVEMENTS

Nature and type _____
Construction Frame
No. of Stories Two
No. of Rooms 10
Garage Space No
Basement Yes, Converted to Flat
Foundation Brick
Exterior Finish Rustic
Roof Flat, Tar and Gravel
Year Built 1890
Remodeled _____
Condition, Exterior Fair
Interior Fair

Interior Finish Plaster - Pine Trim
Floors Pine
Plumbing Fair
Bathrooms Two - 1 Leg Tub and 1 shower
Kitchens Three
Lighting Fair
Outlets None
Heating Circulating Gas Heaters
Hot Water Automatic Storage Heaters
Any Unlawful Use _____
REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement 850 sq. ft. @ 3.50 \$ 2,975.00
1st Floor 930 @ 8.00 7,440.00
2nd Floor 930 @ 8.00 7,440.00
3rd Floor _____ @ _____
Total 2,710

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

60% 17858 \$ 17,855.00
10713 \$ 10,731.00
7145 \$ 7,124.00

INCOME ANALYSIS

ADJUSTED INCOME
Apt.No. No.of Rooms Monthly Rent
_____ 3 @ 12.50 37.50
_____ 4 @ 12.50 50.00
_____ 3 @ 10.00 30.00

Total Gross Income \$ 117.50 x 12 \$1410.00
Less Expenses _____

Net Income
(Before Depreciation) \$ _____ monthly, 1029.09 \$989.09 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 9,000.00
REMARKS: Capitalized at 11%

EXPENSE
Taxes - - - - - \$ 142.61
Insurance - - - - - 35.00
P.G. & E. - - - - -
Water - - - - - 60.00
Scavenger - - - - -
Janitor - - - - -
Vacancy & Collection
Allowance - - - - - 70.50
Maintenance & Repairs - - 70.50
Management - - - - - 42.30
Total Expenses - - - - - 380.91
\$ 360.91

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 2,150.00
IMPROVEMENTS - 7,850.00
TOTAL \$ 10,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: J. H. H. H.
Date: _____

Joseph T. Smith et al
Parcel C
Block 723

The owner stated that he acquired the property on January 13, 1941 for \$2,000 cash and a First Debt of Trust of \$3,435 and a Second Debt of Trust of \$5,738 - total purchase price approximately \$11,173.

The improvements consist of a cottage with a basement floor. The main floor, consisting of 7 rooms and bath, is occupied by the owner. The 5 rooms and bath in the basement are rented for \$50 per month. Unimproved.



723

PTB 00840 3 2

Joseph T. Smith et ux

Parcel 6

Block 723

The owner stated that he acquired the property on January 13, 1948 for \$2,000 cash and a First Deed of Trust of \$2,905 and a Second Deed of Trust of \$3,952 - total purchase price approximately \$8,900.

The improvements consist of a cottage with a basement flat. The main floor, consisting of 7 rooms and bath, is occupied by the owner. The 5 rooms and bath in the basement are rented for \$50 per month unfurnished.



723

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: SIT LEE
Street Address: 1301 Laguna - 1300 Ellis
Location: N/W Ellis and Laguna
Lot size: 20'10 1/4" X 75
Area: 1563 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,280.00
Improvements - 1,000.00
Total - 2,280.00
APPRAISED VALUE OF LAND: \$ 2,422.44
Per Front Foot \$ 128.50
Per Square Foot 1.53 /

Parcel No. 9
Block No. 723
Lot No. 6



REMARKS:
Basic value \$187.50 per front foot 137'6" depth
31 1/2% deduction due to ~~shape~~ depth of 75 feet

DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Residence and Store</u>	Interior Finish	<u>Plaster - Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>7</u>	Bathrooms	<u>One, Leg Tub</u>
Garage Space	<u>No</u>	Kitchens	<u>One</u>
Basement	<u>Converted to Store</u>	Lighting	<u>Fair</u>
Foundation	<u>Brick</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>Circulating Gas Heaters</u>
Roof	<u>Flat, Tar and Gravel</u>	Hot Water	<u>Automatic Storage Heater</u>
Year Built	<u>1885</u>	Any Unlawful Use	<u></u>
Remodeled	<u>No</u>	REMARKS:	<u></u>
Condition, Exterior	<u>Fair</u>		
Interior	<u>Good</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1000</u>	sq. ft.	@ <u>5.00</u>	\$ <u>5,000.00</u>
1st Floor	<u>900</u>		@ <u>8.00</u>	<u>7,200.00</u>
2nd Floor	<u>900</u>		@ <u>8.00</u>	<u>7,200.00</u>
3rd Floor	<u></u>		@ <u></u>	<u></u>
Total	<u>2800</u>			

\$ 19,400.00
50% 9,700.00
\$ 9,700.00

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
	<u>7</u>	\$ <u>85.00</u>	Taxes - - - - -	\$ <u>160.97</u>
	<u>Store</u>	<u>50.00</u> (NON-CONFORM)	Insurance - - - - -	<u>45.00</u>
			P.G. & E. - - - - -	
			Water - - - - -	
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
Total Gross Income		\$ <u>135.00</u> x 12 <u>\$1620.00</u>	Allowance - - - - -	<u>81.00</u>
Less Expenses			Maintenance & Repairs - -	<u>81.00</u>
			Management - - - - -	<u>48.60</u>
Net Income			Total Expenses	\$ <u>416.57</u>
(Before Depreciation)		\$ <u></u> monthly, \$ <u>1203.43</u> annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 12,134.30
REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE:
LAND - - - - - \$ 2,400.00
IMPROVEMENTS - 9,600.00
TOTAL \$ 12,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hall
Date:

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Artie Smith, at ex

Parcel 7

Block 715

The owner stated that they acquired this property on June 11, 1947 for a total purchase price of \$18,000, of which \$12,500 was cash down.

The improvements consist of a residence containing 7 rooms and 2 baths plus 3 rooms and 2 baths in the basement. The owner also has a garage located, is fully rented, at \$115 per month partly furnished, exclusive of the 4 rooms and bath on the second floor occupied by them. At the time of inspection the property was 100% occupied.



723

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Artis Smith et ux

Parcel 7

Block 723

The owner stated that they acquired this property on June 11, 1947 for a total purchase price of \$8,000, of which \$2,500 was cash down.

The improvements consist of a residence containing 7 rooms and 2 baths plus 6 rooms and 2 baths in the basement. The owner claims a gross income, if fully rented, of \$105 per month partly furnished, exclusive of the 4 rooms and bath on the second floor occupied by them. At the date of inspection the property was 100% occupied.





PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: SYLVIA REBACK,
Street Address: 1304-06 Ellis Street
Location: North Ellis 75 West Laguna
Lot size: 25 X 80
Area: 2000 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,150.00
Improvements - 800.00
Total - 1,950.00
APPRAISED VALUE OF LAND: \$ 2,750.00
Per Front Foot \$ 110.00
Per Square Foot 1,375.00
REMARKS: 137'
Basic value \$150.00 front foot 137' 6" depth
27% deduction due to 80' depth

Parcel No. 10
Block No. 723
Lot No. 7



DESCRIPTION OF IMPROVEMENTS

Nature and type Two Flat Residential
Construction Frame
No. of Stories Two
No. of Rooms 12
Garage Space No
Basement Dirt Floor
Foundation Brick and Concrete
Exterior Finish Rustic
Roof Flat, Tar and Gravel
Year Built Approx 1887
Remodeled 1956
Condition, Exterior Good
Interior Good

Interior Finish Plaster - Lincrusta - Pine Trim
Floors Pine
Plumbing Good
Bathrooms Two, Leg Tubs
Kitchens Two
Lighting Fair
Outlets None
Heating Circulating Gas Heaters
Hot Water Automatic Storage Heaters
Any Unlawful Use None

REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement 800 sq. ft. @ 2.00 \$ 1,600.00
1st Floor 1160 @ 8.50 9,860.00
2nd Floor 1160 @ 8.50 9,860.00
3rd Floor _____ @ _____
Total 3170

\$ 21,320.00

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:

66 2/3%

\$ 14,214.00

\$ 7,106.00

REMARKS:

INCOME ANALYSIS

INCOME
Apt.No. No. of Rooms Monthly Rent

<u>1304</u>	<u>6</u>	<u>65.00</u>
<u>1306</u>	<u>6</u>	<u>60.00</u>
Total Gross Income	\$ <u>125.00</u> x <u>12</u>	\$ <u>1500.00</u>
Less Expenses		

Net Income
(Before Depreciation) \$ _____ monthly, \$ 1091.32 annually

EXPENSE
Taxes - - - - - \$ 137.68
Insurance - - - - - 40.00
P.G. & E. - - - - -
Water - - - - - 36.00
Scavenger - - - - -
Janitor - - - - -
Vacancy & Collection Allowance - - - - - 75.00
Maintenance & Repairs - - 75.00
Management - - - - - 45.00

\$ 408.68

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 10,000.00

REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 2,750.00
IMPROVEMENTS - 7,250.00
TOTAL \$10,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard Hoep
Date: 1956 10 10

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1946

Rayford

Parcel 8

lock 723

The improvements consist of a residence containing 7 rooms and bath, plus 3 rooms and bath in the basement. The owner claims the property is rented in 3 units - 1 fully furnished and the other 2 partly furnished. Owner states total gross income, if fully rented, is \$100 per month. At date of inspection property was fully rented.



723

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Rayford

Parcel 8

Block 723

The improvements consist of a residence containing 7 rooms and bath, plus 3 rooms and bath in the basement. The owner claims the property is rented in 3 units - 1 fully furnished and the other 2 partly furnished. Owner states total gross income, if fully rented, is \$150 per month. At date of inspection property was fully rented.



723



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT Western Addition A-1
Owner: Chas. N. Lunn
Street Address: 609 Olive
Location: South Olive, 75' West Laguna
Lot size: 25 x 39
Area: 975 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 430.00
Improvements - 250.00
Total - 680.00
APPRAISED VALUE OF LAND: \$ 975.00
Per Front Foot \$ 39.00
Per Square Foot 1.00
REMARKS:

Parcel No. 11
Block No. 723
Lot No. 8



DESCRIPTION OF IMPROVEMENTS

Nature and type Cottage
Construction Frame
No. of Stories One
No. of Rooms 4
Garage Space No
Basement Yes - Concrete Floor
Foundation Concrete
Exterior Finish Rustic
Roof Flat Tar and Gravel
Year Built 1890
Remodeled No
Condition, Exterior Fair
Interior Fair

Interior Finish Plaster - Pine Trim
Floors Pine
Plumbing Fair
Bathrooms One Leg Tub - High Tank Toilet
Kitchens One
Lighting Fair
Outlets None
Heating Circulating Gas Heater
Hot Water Storage Boiler with Side Arm Heater
Any Unlawful Use

REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement 775 sq. ft. @ 2.00 \$ 1,550.00
1st Floor 868 @ 8.00 6,944.00
2nd Floor @
3rd Floor @
Total 1643

\$ 8,494.00

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:

65%

\$ 5,521.10

\$ 2,972.90

REMARKS:

INCOME ANALYSIS

ESTIMATED INCOME

Apt.No.	No. of Rooms	Monthly Rent
		\$
	<u>4</u>	<u>45.00</u>

Total Gross Income \$ 45.00 x 12 = \$540.00
Less Expenses

Net Income
(Before Depreciation) \$ _____ monthly, \$ 395.00 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 3,950.00
REMARKS: Capitalized at 10%

EXPENSE

Taxes - - - - -	\$ <u>18.01</u>
Insurance - - - - -	<u>25.00</u>
P.G. & E. - - - - -	
Water - - - - -	
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>27.00</u>
Maintenance & Repairs - - - - -	<u>27.00</u>
Management - - - - -	<u>18.00</u>

Total Expenses \$ 145.01

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 975.00
IMPROVEMENTS - 3,025.00
TOTAL \$ 4,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hall
Date:

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6.51. 99.02.2019.

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Del G. & Anne Derry
Street Address: 1308-08A Ellis Street
Location: North Ellis St., 100' West Laguna
Lot size: 25 x 81
Area: 2,025 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,160.00
Improvements - 1,250.00
Total - 2,410.00
APPRAISED VALUE OF LAND: \$ 2,750.00
Per Front Foot \$110.00
Per Square Foot 1.35
REMARKS:

Parcel No. 12
Block No. 723
Lot No. 8A



DESCRIPTION OF

Nature and type Two Flats & Store
Construction Frame
No. of Stories Two
No. of Rooms 12
Garage Space No
Basement Yes - Converted to Store
Foundation Brick and Concrete
Exterior Finish Rustic
Roof Flat Tar & Gravel
Year Built 1890
Remodeled No
Condition, Exterior Good
Interior Good

Interior Finish Plaster - Pine Trim
Floors Pine
Plumbing Good
Bathrooms Three - Leg Tubs
Kitchens Two
Lighting Good
Outlets None
Heating Circulating and Andrews Wall Heaters
Hot Water Automatic Storage Heater
Any Unlawful Use
REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement 1,580 sq. ft. @ 5.00 \$ 7,900.00
1st Floor 1,440 @ 8.50 12,240.00
2nd Floor 1,440 @ 8.50 12,240.00
3rd Floor @
Total 4,460

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

65%

32380 \$ 32,380.00
21047 22,047.00
11333 \$ 10,333.00

INCOME ANALYSIS

ADJUSTED INCOME

Apt. No.	No. of Rooms	Monthly Rent
<u>1308</u>	<u>6</u>	<u>\$ 65.00</u>
<u>1308 1/2</u>	<u>6</u>	<u>60.00</u>
<u>1308A</u>	<u>Store</u>	<u>50.00</u>

Total Gross Income \$ 175.00 x 12 = \$2,100.00
Less Expenses

Net Income
(Before Depreciation) \$ _____ monthly, \$ 1,324.85 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 13,248.50
REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 2,750.00
IMPROVEMENTS - 11,000.00
TOTAL \$ 13,750.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hall
Date: Feb 1, 1960

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0.21" 0.290X

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Loc 516

Parcel 9

Block 723

It appears that the owner acquired this property in January, 1914 at an indicated purchase price of \$10,000.

The improvements consist of a residence containing 7 rooms and bath, plus 2 shop in the basement. The basement shop is used as a cleaning and laundry store and is occupied by the owner. The owner also occupies 3 rooms on the first floor of the house, and rents out the 4 rooms on the second floor as 3 housekeeping units. The owner states the gross income, if fully rented, is \$84.00 per month furnished, exclusive of his own 3 rooms and living space.



723

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Lee Sit

Parcel 9

Block 723

It appears that the owner acquired this property in January, 1949 at an indicated purchase price of \$10,000.

The improvements consist of a residence containing 7 rooms and bath, plus a shop in the basement. The basement shop is used as a cleaning and laundry store and is occupied by the owner. The owner also occupies 3 rooms on the first floor of the house, and rents out the 4 rooms on the second floor as 3 housekeeping units. The owner states the gross income, if fully rented, is \$82.50 per month furnished, exclusive of his own 3 rooms and shop space.



723

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: H. Shwarz Company
Street Address: 1330-32-34 Ellis - 631-33 Olive Street
Location: North Ellis, 125' West Laguna
Lot size: 25 x 120
Area: 3,000 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$1,410.00
Improvements - 3,100.00
Total - 4,510.00
APPRAISED VALUE OF LAND: \$ 3,562.50
Per Front Foot \$142.50
Per Square Foot 1.19
REMARKS:

Parcel No. 13
Block No. 723
Lot No. 9



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>5 Flats</u>	Interior Finish	<u>Plaster - Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>1 - 3 Sty; 1 - 2 Sty.</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>26</u>	Bathrooms	<u>Five</u>
Garage Space	<u>No</u>	Kitchens	<u>Five</u>
Basement	<u>No</u>	Lighting	<u>Fair</u>
Foundation	<u>Concrete</u>	Outlets	<u>None</u>
Exterior Finish	<u>Shiplath</u>	Heating	<u>Circulating Gas Heaters</u>
Roof	<u>Flat Tar & Gravel</u>	Hot Water	<u>Automatic Storage Heaters</u>
Year Built	<u>1900</u>	Any Unlawful Use	<u></u>
Remodeled	<u>No</u>	REMARKS:	
Condition, Exterior	<u>Fair</u>		
	<u>Interior Fair</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	sq. ft. @	\$	Rear Building - Olive Street
1st Floor	<u>1,920</u>	<u>@7.50</u>	<u>14,400.00</u>
2nd Floor	<u>1,920</u>	<u>@7.50</u>	<u>14,400.00</u>
3rd Floor	<u>1,920</u>	<u>@7.50</u>	<u>14,400.00</u>
Total	<u>5,760</u>		<u>43,200.00</u>

LESS OBSERVED DEPRECIATION 65%

PRESENT VALUE OF THE IMPROVEMENTS: \$ 18,648.00

REMARKS:

INCOME ANALYSIS

INCOME			EXPENSE	
Apt. No.	No. of Rooms	Monthly Rent		
1330	6	\$ <u>65.00</u>	Taxes - - - - -	\$ <u>318.41</u>
1332	6	<u>65.00</u>	Insurance - - - - -	<u>60.00</u>
1334	6	<u>70.00</u>	P.G. & E. - - - - -	
631	4	<u>37.50</u>	Water - - - - -	<u>120.00</u>
633	4	<u>40.00</u>	Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>166.50</u>
Total Gross Income		<u>\$277.50 x 12 = \$3,330.00</u>	Maintenance & Repairs - -	<u>166.50</u>
Less Expenses			Management - - - - -	<u>100.00</u>
Net Income			Total Expenses	\$ <u>931.41</u>
(Before Depreciation)		\$ <u>monthly, \$2,398.59</u>	annually	
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>24,000.00</u>
REMARKS:		<u>Capitalized at 10%</u>		

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>3,500.00</u>
IMPROVEMENTS -	<u>20,500.00</u>
TOTAL	\$ <u>24,000.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: [Signature]
Date: 5/27/54

2287473

24188

Parcel 10

Block 723

It appears that the owner acquired this property over 40 years ago.

The improvements consist of a 2 flat building. The first floor flat and the second floor flat are valued for \$40 per month each, unfurnished.

The property apparently has been valued for all possible net income with no attempt to ascertain the improvements inside or outside.

2287473



723

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2 8188 92702

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Parcel 10

Block 723

It appears that the owner acquired this property over 40 years ago.

The improvements consist of a 2 flat building. The first floor flat and the second floor flat are rented for \$40 per month each, unfurnished.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Joseph Marty
Street Address: 1336 Ellis Street
Location: North Ellis, 150' West Laguna
Lot size: 25 x 120
Area: 3,000 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,110.00
Improvements - 1,600.00
Total - 3,010.00
APPRAISED VALUE OF LAND: \$ 3,562.50
Per Front Foot \$ 142.50
Per Square Foot 1.19
REMARKS:

Parcel No. 14
Block No. 723
Lot No. 10



DESCRIPTION OF IMPROVEMENTS

Nature and type <u>Housekeeping Units</u>	Interior Finish <u>Plaster - Pine Trim</u>
Construction <u>Frame</u>	Floors <u>Pine</u>
No. of Stories <u>1 1/2</u>	Plumbing <u>Fair</u>
No. of Rooms <u>18</u>	Bathrooms <u>3</u>
Garage Space <u>Yes in Portion Basement</u>	Kitchens <u>9</u>
Basement <u>Yes</u>	Lighting <u>Fair</u>
Foundation <u>Concrete</u>	Outlets <u>Some</u>
Exterior Finish <u>Stucco Front</u>	Heating <u>Circulating Gas Heaters</u>
Roof <u>Flat Tar & Gravel</u>	Hot Water <u>Automatic Storage Heater</u>
Year Built <u>1919</u>	Any Unlawful Use
Remodeled <u>1935</u>	REMARKS:
Condition, Exterior	<u>Iron Fire Escape West Side</u>
Interior	

ESTIMATED REPLACEMENT COST NEW:
Basement 2,800 sq. ft. @ 3.00 \$ 8,400.00
1st Floor 2,680 @ 7.00 18,760.00
2nd Floor 875 @ 4.00 3,500.00
3rd Floor @
Total 6,355 \$ 30,660.00
LESS OBSERVED DEPRECIATION 66-2/3% 20,140.00
PRESENT VALUE OF THE IMPROVEMENTS: \$ 10,220.00
REMARKS:

INCOME ANALYSIS

ADJUSTED INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$ <u> </u>	Taxes - - - - -	\$ <u>212.51</u>
			Insurance - - - - -	<u>50.00</u>
			P.G. & E. - - - - -	
			Water - - - - -	<u>96.00</u>
			Scavenger - - - - -	<u>60.00</u>
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>108.00</u>
			Maintenance & Repairs - -	<u>108.00</u>
			Management - - - - -	<u>64.80</u>
			Total Expenses	\$ <u>699.31</u>
Total Gross Income		\$ <u>180.00</u> x 12 = \$ <u>2,160.</u>		
Less Expenses				
Net Income				
(Before Depreciation)		\$ <u> </u> monthly, \$ <u>1,460.69</u> annually		
APPRaised VALUE INDICATED BY INCOME ANALYSIS				\$ <u>13,217.00</u>
REMARKS:		<u>Capitalized at 11%</u>		

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3,500.00
IMPROVEMENTS - 10,000.00
TOTAL \$ 13,500.00
ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hall
Date:

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808M425

Item

Parcel 11

Block 723

The improvements consist of a cottage containing 4 rooms and bath occupied by the owner.

The building is in good condition.

808M425



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Parcel 11

Block 723

The improvements consist of a cottage containing 4 rooms and bath occupied by the owner.

The building is in good condition.



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Joseph Marty
Street Address: 1342-44 Ellis Street
Location: North Ellis, 175' West Laguna
Lot size: 25 x 120
Area: 3,000 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,410.00
Improvements - 2,350.00
Total - 3,760.00
APPRAISED VALUE OF LAND: \$ 3,562.50
Per Front Foot \$142.50
Per Square Foot 1.19
REMARKS:
Basic Value \$150.00 front foot 137'6" depth
5% deduction due to 120' depth

Parcel No. 11
Block No. 723
Lot No. 11



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>1 Flat & 2 Apartments</u>	Interior Finish	<u>Plaster - Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Hardwood</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Good</u>
No. of Rooms	<u>13</u>	Bathrooms	<u>Three- Recessed Tubs - Tile Floors</u>
Garage Space	<u>1 cars in Basement</u>	Kitchens	<u>Three</u>
Basement	<u>Yes</u>	Lighting	<u>Good</u>
Foundation	<u>Concrete and Brick</u>	Outlets	<u>All Rooms</u>
Exterior Finish	<u>Cement Plaster Front-Rustic</u>	Heating	<u>Radiant Fire Gas Heaters</u>
Roof	<u>Flat Tar and Gravel</u>	Hot Water	<u>Automatic Storage Heaters</u>
Year Built	<u>1925</u>	Any Unlawful Use	<u>None</u>
Remodeled		REMARKS:	
Condition, Exterior	<u>Good</u>		
Interior	<u>Good</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1,320</u> sq. ft. @ <u>3.00</u>	\$ <u>3,960.00</u>	Rear Garage Building	
1st Floor	<u>1,290</u>	@ <u>8.50</u>	<u>10,965.00</u>	500 sq. ft. @ \$3.00
2nd Floor	<u>1,290</u>	@ <u>8.50</u>	<u>10,965.00</u>	
3rd Floor		@		
Total	<u>3,900</u>			
				\$ <u>27,390.00</u>
LESS OBSERVED DEPRECIATION			60%	<u>16,134.00</u>
PRESENT VALUE OF THE IMPROVEMENTS:				\$ <u>10,956.00</u>

REMARKS:

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>265.16</u>
			Insurance - - - - -	<u>40.00</u>
			P.G. & E. - - - - -	
			Water - - - - -	<u>60.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>96.00</u>
			Maintenance & Repairs - -	<u>96.00</u>
			Management - - - - -	<u>57.60</u>
			Total Expenses	\$ <u>615.06</u>
Total Gross Income		\$ <u>160.00x12=\$1,920.00</u>		
Less Expenses				
Net Income				
(Before Depreciation)		\$ monthly, \$ <u>1,304.94</u> annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 13,000.00
REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3,500.00
IMPROVEMENTS - 10,000.00
TOTAL \$ 13,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:
Based on Comparable Sales.

Appraiser: Richard L. H. H.
Date: Aug 1925

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Derry

Parcel 18

Block 723

But owner refused to furnish purchase price information in connection with his property.

The improvements consist of a 2 flat building, with an added ground floor store used as a real estate office by the owner, and a 3-room and bath apartment in the rear of the store. The first floor consists of 3 rooms and bath occupied by the owner. The second floor consists of 4 housekeeping units, 3 of which are furnished and 1 unfurnished. The apartment in the rear of the store is rented unfurnished. The owner claims a gross income, if fully rented, of \$167 per month, exclusive of the portion of the property occupied by himself. At the date of inspection the property was 100% occupied.

02081273



20080802

20080802

Derry

Parcel 12

Block 723

The owner refused to furnish purchase price information in connection with his property.

The improvements consist of a 2 flat building, with an added ground floor store used as a real estate office by the owner, and a 3-room and bath apartment in the rear of the store. The first floor consists of 5 rooms and bath occupied by the owner. The second floor consists of 4 housekeeping units, 3 of which are furnished and 1 unfurnished. The apartment in the rear of the store is rented unfurnished. The owner claims a gross income, if fully rented, of \$167 per month, exclusive of the portions of the property occupied by himself. At the date of inspection the property was 100% occupied.



723



1720 W. 13th St.

H. B. B. Co.

Parcel 13

Block 723

The improvements consist of a 3 flat building fronting on Ellis Street, and a 2 flat building fronting on Olive Street. The 3 flat building on Ellis Street is leased to a master tenant for \$118.75 per month unfurnished. The lease expires in approximately 1 year. The 2 flat building on Olive Street is rented, month to month, unfurnished - the first flat for \$37.50 per month and the second floor flat for \$48.50 per month.

The property is offered for sale at the present time for \$25,000. The real estate broker offering the property for sale states that he could have sold it for the price asked if it were not for the existence of the master lease on the 3 flat building on Ellis Street.

1720 W. 13th St.



723

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H. Shwarz Co.

Parcel 13

Block 723

The improvements consist of a 3 flat building fronting on Ellis Street, and a 2 flat building fronting on Olive Street. The 3 flat building on Ellis Street is leased to a master tenant for \$118.75 per month unfurnished. The lease expires in approximately 1 year. The 2 flat building on Olive Street is rented, month to month, unfurnished - the first flat for \$37.50 per month and the second floor flat for \$42.50 per month.

The property is offered for sale at the present time for \$25,000. The real estate broker offering the property for sale states that he could have sold it for the price asked if it were not for the existence of the master lease on the 3 flat building on Ellis Street.



723

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Jesse & Verna Nelson
Street Address: 1354-1356 Ellis Street
Location: North Ellis, 162'6" East Buchanan
Lot size: 25' x 98'6"
Area: 2,462 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$1,240.00
Improvements - 1,200.00
Total - 2,440.00
APPRAISED VALUE OF LAND: \$ 3,187.50
Per Front Foot \$127.50
Per Square Foot 1.29+

Parcel No. 16
Block No. 723
Lot No. 13



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>2 Flats</u>	Interior Finish	<u>Plaster - Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>13</u>	Bathrooms	<u>Two - Leg Tubs</u>
Garage Space	<u>Yes</u>	Kitchens	<u>Two</u>
Basement	<u>Yes - Plaster Ceiling & Walls-Con-</u>	Lighting	<u>Fair</u>
Foundation	<u>Brick</u> <u>crete Floor</u>	Outlets	<u>Yes</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>Circulating GasHeaters</u>
Roof	<u>Flat</u> <u>Tar & Gravel</u>	Hot Water	<u>Automatic Storage Heaters</u>
Year Built	<u>1890</u>	Any Unlawful Use	<u></u>
Remodeled	<u>No</u>	REMARKS:	<u></u>
Condition, Exterior	<u>Good</u>		
Interior	<u>Fair</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1,000</u>	sq. ft.	@ <u>3.00</u>	\$ <u>3,000.00</u>
1st Floor	<u>1,460</u>		@ <u>8.50</u>	<u>12,410.00</u>
2nd Floor	<u>1,460</u>		@ <u>8.50</u>	<u>12,410.00</u>
3rd Floor	<u></u>		@ <u></u>	<u></u>
Total	<u>3,920</u>			

\$ 27,820.00
19,474.00
\$ 8,346.00

LESS OBSERVED DEPRECIATION 70%
PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS:

INCOME ANALYSIS

ADJUSTED INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ 172.26
	<u>7</u>	<u>87.50</u>	Insurance - - - - -	<u>45.00</u>
	<u>6</u>	<u>75.00</u>	P.G. & E. - - - - -	
			Water - - - - -	<u>72.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>97.50</u>
Total Gross Income		\$ <u>162.50x12</u> = <u>\$1,950.00</u>	Maintenance & Repairs - -	<u>97.50</u>
Less Expenses			Management - - - - -	<u>58.50</u>
Net Income			Total Expenses	\$ <u>542.76</u>
(Before Depreciation)		\$ <u> </u> monthly, <u>\$1,407.24</u> annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 12,793.00
REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3,200.00
IMPROVEMENTS - 9,300.00
TOTAL \$ 12,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hall
Date: 5-21-51

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Atha & Iola Burnett
Street Address: 1360-1362 Ellis Street
Location: North Ellis, 137'6" East Buchanan
Lot size: 25' x 98'6"
Area: 2,462 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,240.00
Improvements - 1,200.00
Total - 2,440.00
APPRAISED VALUE OF LAND: \$ 3,187.50
Per Front Foot \$ 127.50
Per Square Foot 1.29+
REMARKS:

Parcel No. 17
Block No. 723
Lot No. 13A



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Two Flats Divided into 4 Apts.</u>	Interior Finish	<u>Plaster - Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Good</u>
No. of Rooms	<u>13</u>	Bathrooms	<u>Two - Leg Tubs</u>
Garage Space	<u>4 Cars in Basement</u>	Kitchens	<u>Four</u>
Basement	<u>Yes - Concrete Floor</u>	Lighting	<u>Good</u>
Foundation	<u>Concrete - Brick</u>	Outlets	<u>in Some Rooms</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>Circulating Gas Heaters</u>
Roof	<u>Flat Tar & Gravel</u>	Hot Water	<u>Automatic Storage Heaters</u>
Year Built	<u>1895</u>	Any Unlawful Use	<u></u>
Remodeled	<u></u>	REMARKS:	<u></u>
Condition, Exterior	<u>Good</u>		<u></u>
Interior	<u>Good</u>		<u></u>

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1,000</u>	sq. ft.	@ <u>3.00</u>	\$ <u>3,000.00</u>
1st Floor	<u>1,360</u>		@ <u>8.50</u>	<u>11,560.00</u>
2nd Floor	<u>1,360</u>		@ <u>8.50</u>	<u>11,560.00</u>
3rd Floor	<u></u>		@ <u></u>	<u></u>
Total	<u>3,720</u>			<u></u>

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

66-2/3%

\$ 26,120.00
17,111.00
\$ 8,706.00

INCOME ANALYSIS

ADJUSTED INCOME			EXPENSE	
Apt. No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>172.26</u>
	<u>7</u>	<u>87.50</u>	Insurance - - - - -	<u>45.00</u>
	<u>6</u>	<u>75.00</u>	P.G. & E. - - - - -	
			Water - - - - -	<u>72.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection Allowance - - - - -	<u>97.50</u>
Total Gross Income		\$ <u>162.50 x 12 = \$1,950.00</u>	Maintenance & Repairs - -	<u>97.50</u>
Less Expenses			Management - - - - -	<u>58.50</u>
Net Income			Total Expenses	\$ <u>542.76</u>
(Before Depreciation)		\$ <u>monthly, \$1,407.24 annually</u>		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>12,793.00</u>
REMARKS:		<u>Capitalized at 11%</u>		

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>3,200.00</u>
IMPROVEMENTS -	<u>9,300.00</u>
TOTAL	\$ <u>12,500.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: K. H. H. H. H. H.
Date:

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Arthur F. Jacobs & Joseph M. Sala
Street Address: Olive Street
Location: South Olive, 137'6" East Buchanan
Lot size: 50' x 21'6"
Area: 1,075' sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 530.00
Improvements - 300.00
Total - 830.00
APPRAISED VALUE OF LAND: \$ 1,075.00
Per Front Foot \$ 21.30
Per Square Foot 1.00
REMARKS:

Parcel No. 18
Block No. 723
Lot No. 13B



DESCRIPTION OF IMPROVEMENTS

Nature and type <u>Garage Building</u>	Interior Finish _____
Construction <u>Frame</u>	Floors <u>Concrete</u>
No. of Stories <u>One</u>	Plumbing <u>None</u>
No. of Rooms <u>None</u>	Bathrooms <u>None</u>
Garage Space <u>Five Cars</u>	Kitchens <u>None</u>
Basement <u>None</u>	Lighting <u>None</u>
Foundation <u>Concrete</u>	Outlets <u>None</u>
Exterior Finish <u>Rustic</u>	Heating <u>None</u>
Roof <u>Flat</u> <u>Tar & Gravel</u>	Hot Water _____
Year Built <u>1925</u>	Any Unlawful Use _____
Remodeled _____	REMARKS: _____
Condition, Exterior <u>Good</u>	
Interior <u>Fair</u>	

ESTIMATED REPLACEMENT COST NEW:

Basement _____ sq. ft. @ _____ \$ _____	
1st Floor <u>860</u> @ <u>5.00</u> <u>4,300.00</u>	
2nd Floor _____ @ _____	
3rd Floor _____ @ _____	
Total _____	\$ <u>4,300.00</u>

LESS OBSERVED DEPRECIATION 65% \$ 2,795.00

PRESENT VALUE OF THE IMPROVEMENTS: \$ 1,505.00

REMARKS:

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
_____	_____	\$ _____	Taxes - - - - -	\$ _____
_____	_____	_____	Insurance - - - - -	_____
_____	_____	_____	P.G. & E. - - - - -	_____
_____	_____	_____	Water - - - - -	_____
_____	_____	_____	Scavenger - - - - -	_____
_____	_____	_____	Janitor - - - - -	_____
_____	_____	_____	Vacancy & Collection Allowance - - - - -	_____
Total Gross Income		\$ _____	Maintenance & Repairs - -	_____
Less Expenses		_____	Management - - - - -	_____
Net Income			Total Expenses	\$ _____
(Before Depreciation)		\$ _____ monthly, \$ _____ annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ _____

REMARKS:

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>1,100.00</u>
IMPROVEMENTS -	<u>1,400.00</u>
TOTAL	\$ <u>2,500.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: [Signature]
Date: _____

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Part

Parcel 14

Block 723

The owner acquired this property over 30 years ago.

The improvements consist of 2 adjoining buildings fronting on Ellis Street. 1336 Ellis Street consists of a 1-story and ground floor structure. The first floor contains 17 rooms and 2 baths. The ground floor is used as a garage. The 17 rooms on the first floor are rented out as 9 furnished housekeeping units. The ground floor garage space is rented to 3 tenants. The owner states that the total gross income, if fully rented, is \$192 per month furnished, exclusive of the 3-room unit occupied by himself. 1342-44 Ellis Street consists of 2 flats plus garage space for 8 cars. The lower flat is rented for \$58 per month unfurnished. The upper flat, converted into 2 housekeeping units, is rented for \$38 and \$40 per month respectively. Owner states gross income, if fully rented, is \$180 per month unfurnished.



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Parcel 14

Block 723

The owner acquired this property over 30 years ago.

The improvements consist of 2 adjoining buildings fronting on Ellis Street. 1338 Ellis Street consists of a 1-story and ground floor structure. The first floor contains 17 rooms and 2 baths. The ground floor is used as a garage. The 17 rooms on the first floor are rented out as 9 furnished housekeeping units. The ground floor garage space is rented to 6 tenants. The owner states that the total gross income, if fully rented, is \$102 per month furnished, exclusive of the 3-room unit occupied by himself. 1342-44 Ellis Street consists of 2 flats plus garage space for 8 cars. The lower flat is rented for \$52 per month unfurnished. The upper flat, converted into 2 housekeeping units, is rented for \$32 and \$40 per month respectively. Owner states gross income, if fully rented, is \$180 per month unfurnished.



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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Hyman Getckins
Street Address: 1364-66 Ellis Street
Location: North Ellis, 112'6" East Buchanan
Lot size: 25' x 120' Ben
Area: 3,000 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,410.00
Improvements - 1,500.00
Total - 2,910.00
APPRAISED VALUE OF LAND: \$ 3,562.50
Per Front Foot \$ 142.50
Per Square Foot 1.19+
REMARKS:

Parcel No. 19
Block No. 723
Lot No. 14



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Two Flats</u>	Interior Finish	<u>Plaster - Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>13</u>	Bathrooms	<u>Two</u> Leg Tubs
Garage Space	<u>Yes</u>	Kitchens	<u>Two</u>
Basement	<u>Yes</u> Concrete Floor	Lighting	<u>Fair</u>
Foundation	<u>Brick</u>	Outlets	<u>Yes</u>
Exterior Finish	<u>Rustic - Stucco Front</u>	Heating	<u>Circulating Gas Heaters</u>
Roof	<u>Gabled</u>	Hot Water	<u>Automatic Storage Heaters</u>
Year Built	<u>1895</u>	Any Unlawful Use	<u></u>
Remodeled	<u></u>	REMARKS:	<u></u>
Condition, Exterior	<u>Fair</u>		
Interior	<u>Fair</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1,600</u> sq. ft. @ <u>3.00</u>	\$ <u>4,800.00</u>	Rear Garage Building		
1st Floor	<u>1,400</u>	@ <u>8.50</u>	<u>11,900.00</u>	500 sq. ft. @ \$4.00	\$ <u>2,000.00</u>
2nd Floor	<u>1,400</u>	@ <u>8.50</u>	<u>11,900.00</u>		
3rd Floor	<u></u>	@ <u></u>	<u></u>		
Total	<u>4,400</u>		<u>28,600.00</u>		\$ <u>30,600.00</u>

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS:

INCOME ANALYSIS

INCOME			EXPENSE	
Apt. No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>205.45</u>
	<u>7</u>	<u>87.50</u>	Insurance - - - - -	<u>45.00</u>
	<u>6</u>	<u>75.00</u>	P.G. & E. - - - - -	
			Water - - - - -	<u>72.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>97.50</u>
Total Gross Income		\$ <u>162.50 x 12 = \$1,950.00</u>	Maintenance & Repairs - -	<u>97.50</u>
Less Expenses			Management - - - - -	<u>58.50</u>
Net Income			Total Expenses	\$ <u>575.95</u>
(Before Depreciation)		\$ <u>monthly, \$1,374.05</u>		<u>12,481.30</u>

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 12,481.00
REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3,600.00
IMPROVEMENTS - 8,900.00
TOTAL \$ 12,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard H. Hall
Date: 12/1/50

60-1987-02

2002年12月

Delaware

Parcel 15

Block 723

It appears that the owner acquired this property in August, 1953 for an indicated purchase price of \$12,500 cash.

The improvements consist of a 3 flat building previously used as housekeeping units and reconverted by the present owner into a 3 flat building. The first floor is rented for \$75 per month, the second floor for \$75.50 per month and the third floor for \$79.50 per month, all unfurnished. Also there are 2 garage spaces fronting on Olive Street rented for \$0 per month each.

Subsequent to the purchase of the property, the present owner spent approximately \$2,500 for reconversion work. At the date of inspection the property was fully occupied. The building is in good condition for rental and sales purposes.



723

J. MORTIMER CLARK, M.A.I.

RALPH F. CLARK, M.A.I.

7509000000

Delcourto

Parcel 15

Block 723

It appears that the owner acquired this property in August, 1953 for an indicated purchase price of \$12,500 cash.

The improvements consist of a 3 flat building previously used as housekeeping units and reconverted by the present owner into a 3 flat building. The first floor is rented for \$75 per month, the second floor for \$79.50 per month and the third floor for \$79.50 per month, all unfurnished. Also there are 2 garage spaces fronting on Olive Street rented for \$6 per month each.

Subsequent to the purchase of the property, the present owner spent approximately \$2,500 for reconversion work. At the date of inspection the property was fully occupied. The building is in good condition for rental and sales purposes.



1084033

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Ertha & Mary D. Reed
Street Address: 1372 Ellis Street
Location: North Ellis, 87'6" East Buchanan
Lot size: 25 x 74.833
Area: 1,870 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,240.00
Improvements - 1,700.00
Total - 2,940.00
APPRAISED VALUE OF LAND: \$ 2,587.50
Per Front Foot \$ 103.50
Per Square Foot 1.383
REMARKS:

Parcel No. 20
Block No. 723
Lot No. 15



DESCRIPTION OF IMPROVEMENTS

Nature and type Residence
Construction Frame
No. of Stories Two
No. of Rooms 10 rooms plus attic room
Garage Space in Basement
Basement Yes
Foundation Concrete
Exterior Finish Rustic - Stucco Front
Roof Flat Tar & Gravel
Year Built 1895
Remodeled
Condition, Exterior Fair
Interior Fair

Interior Finish Plaster - Pine Trim
Floors Hardwood
Plumbing Fair
Bathrooms Two
Kitchens Three
Lighting Fair
Outlets Yes in most Rooms
Heating Floor Furnace
Hot Water Automatic Storage
Any Unlawful Use

REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement 1,000 sq. ft. @ 3.00 \$ 3,000.00
1st Floor 1,250 @ 8.00 10,000.00
2nd Floor 1,250 @ 8.00 10,000.00
3rd Floor 250 @ 4.00 1,000.00
Total 3,750

\$ 24,000.00
16,000.00
\$ 8,000.00

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

66-2/3%

INCOME ANALYSIS

ADJUSTED	INCOME	
Apt.No.	No. of Rooms	Monthly Rent
	<u>11</u>	<u>150.00</u>
Total Gross Income		\$ <u>150.00 x 12 = \$1,800.00</u>
Less Expenses		

EXPENSE	
Taxes - - - - -	\$ <u>207.56</u>
Insurance - - - - -	<u>45.00</u>
P.G. & E. - - - - -	
Water - - - - -	
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>90.00</u>
Maintenance & Repairs - - - - -	<u>90.00</u>
Management - - - - -	<u>54.00</u>

Net Income
(Before Depreciation) \$ _____ monthly, \$ 1,313.44 annually
APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 12,000.00
REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 2,600.00
IMPROVEMENTS - 9,900.00
TOTAL \$ 12,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hall
Date: _____

1650 1911

© 2004 ZOWE

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5

PROJECT WESTERN ADDITION A-1
Owner: ALBERT A. and BERTHA M. MERRITT
Street Address: 673 Olive Street
Location: South Olive 87'6" East Buchanan
Lot size: 25 x 45.167
Area: 1130 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 490.00
Improvements - 1,400.00
Total - 1,890.00
APPRAISED VALUE OF LAND: \$ 1,130.00
Per Front Foot \$ 45.20
Per Square Foot 1.00
REMARKS:

A full-page view of a blank sheet of graph paper. The grid consists of small squares formed by thin black lines. There are 20 columns and 20 rows of squares, creating a total of 400 square units. The paper has a light cream or off-white background.

Nature and type	Two Apartments	Interior Finish	Plaster - Pine Trim
Construction	Frame	Floors	Pine
No. of Stories	One	Plumbing	Good
No. of Rooms	Six	Bathrooms	Two, Recessed Tubs
Garage Space	Yes	Kitchens	Two
Basement	Yes	Lighting	Good
Foundation	Concrete	Outlets	None
Exterior Finish	Rustic	Heating	Circulating Gas Heaters
Roof	Flat, Tar and Gravel	Hot Water	Automatic Storage Heaters
Year Built	1902	Any Unlawful Use	
Remodeled	Yes, last 10 years	REMARKS:	
Condition, Exterior	Poor		
Interior	Good		

Basement	<u>1000</u>	sq. ft. @ <u>3.00</u>	\$ <u>3,000.00</u>
1st Floor	<u>1093</u>	@ <u>9.00</u>	<u>9,837.00</u>
2nd Floor	<u> </u>	@ <u> </u>	<u> </u>
3rd Floor	<u> </u>	@ <u> </u>	<u> </u>
Total	<u>2093</u>		

60% 7,702.20

\$ 5,134.80

ADJUSTED INCOME			EXPENSE	
Apt.No.	No.of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ 133.43
	3	45.00	Insurance - - - - -	35.00
	3	45.00	P.G. & E. - - - - -	
			Water - - - - -	60.00
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	54.00
Total Gross Income		\$ 90.00 x 12	Maintenance & Repairs - -	54.00
Less Expenses			Management - - - - -	32.40
Net Income				
(Before Depreciation)		\$ monthly, \$	Total Expenses	\$ 368.83
APPRaised VALUE INDICATED BY INCOME ANALYSIS - - - - -				\$ 6,465.00
REMARKS: Capitalized at 11%				

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: James E. Wolf
Date: 12-1-61

112 1 524 38

112 1 524 38

4504425

Nelson

Parcel 16

Block 723

The owner stated that he acquired the property in June, 1944 for \$2,000 cash - total purchase price \$12,500.

The improvements consist of a 2 Flat building. The lower flat containing 5 rooms and bath is occupied by the owner. The owner states the upper flat containing 7 rooms and bath is rented for \$16 per month unfurnished.

311811



723

250992302

250992302

Nelson

Parcel 10

Block 723

The owner stated that he acquired the property in June, 1948 for \$2,800 cash - total purchase price \$11,500.

The improvements consist of a 2 flat building. The lower flat containing 6 rooms and bath is occupied by the owner. The owner states the upper flat containing 7 rooms and bath is rented for \$95 per month unfurnished.



723

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT _____
Owner: George T. & Josephine Larson ?
Street Address: _____
Location: North Ellis 56'3" East Buchanan
Lot size: 31'3" x 90'
Area: 2813 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,500.00
Improvements - _____
Total - _____
APPRAISED VALUE OF LAND: \$ 3,750.00
Per Front Foot \$ 120.00
Per Square Foot _____
REMARKS: _____

Parcel No. 21
Block No. 722
Lot No. 16



LAND ONLY

DESCRIPTION OF IMPROVEMENTS

Nature and type _____	Interior Finish _____
Construction _____	Floors _____
No. of Stories _____	Plumbing _____
No. of Rooms _____	Bathrooms _____
Garage Space _____	Kitchens _____
Basement _____	Lighting _____
Foundation _____	Outlets _____
Exterior Finish _____	Heating _____
Roof _____	Hot Water _____
Year Built _____	Any Unlawful Use _____
Remodeled _____	REMARKS: _____
Condition, Exterior _____	_____
Interior _____	_____

ESTIMATED REPLACEMENT COST NEW:

Basement _____ sq. ft. @ _____ \$ _____	
1st Floor _____ @ _____	
2nd Floor _____ @ _____	
3rd Floor _____ @ _____	
Total _____	\$ _____

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS: \$ _____

REMARKS: _____

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
_____	_____	\$ _____	Taxes - - - - -	\$ <u>105.90</u>
_____	_____	_____	Insurance - - - - -	_____
_____	_____	_____	P.G. & E. - - - - -	_____
_____	_____	_____	Water - - - - -	_____
_____	_____	_____	Scavenger - - - - -	_____
_____	_____	_____	Janitor - - - - -	_____
_____	_____	_____	Vacancy & Collection	_____
_____	_____	_____	Allowance - - - - -	_____
Total Gross Income		\$ _____	Maintenance & Repairs - -	_____
Less Expenses		_____	Management - - - - -	_____
Net Income			Total Expenses	\$ _____
(Before Depreciation) \$ _____	monthly, \$ _____	annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - -				\$ _____
REMARKS: _____				

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>2,750.00</u>
IMPROVEMENTS -	_____
TOTAL	\$ <u>3750</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA: _____

Appraiser: Richard C. Hall
Date: _____

JUL 1964 211

ASL 002 300

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The owner states he acquired the property in August, 1940 for \$11,500.

The improvements consist of a 2 flat building, fully occupied. The owner states the lower flat is rented for \$85 per month furnished and the upper flat for \$80 per month, unfurnished.

10000000



723

2019080824

2019080824

Burnett

Parcel 17

Block 723

The owner states he acquired the property in August, 1948 for \$11,500.

The improvements consist of a 2 flat building, fully occupied. The owner states the lower flat is rented for \$85 per month furnished and the upper flat for \$80 per month unfurnished.



723

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT Western Addition A-1
Owner: Frank and Ruth Kukula
Street Address: 1384 - 86 - 88 Ellis
Location: North Ellis 25' East Buchanan
Lot size: 31'3" x 90'
Area: 2813 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,500.00
Improvements - 2,500.00
Total - 4,000.00
APPRAISED VALUE OF LAND: \$ 3,750.00
Per Front Foot \$ 120.00
Per Square Foot 1.3333
REMARKS:

Parcel No. 22
Block No. 723
Lot No. 17



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>3 Flats</u>	Interior Finish	<u>Plaster - pine trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>3</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>21</u>	Bathrooms	<u>Six</u> Leg tubs
Garage Space	<u>No</u>	Kitchens	<u>Six</u>
Basement	<u>Yes</u>	Lighting	<u>Fair</u>
Foundation	<u>Concrete</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic - Asbestos shingle from</u>	Heating	<u>Circulating Gas Heaters</u>
Roof	<u>Part gabled-Flat tar and gravel</u>	Hot Water	<u>Automatic storage heaters</u>
Year Built	<u>1890</u>	Any Unlawful Use	<u></u>
Remodeled	<u>No</u>	REMARKS:	
Condition, Exterior	<u>Fair</u>		
Interior	<u>Poor</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1616</u>	sq. ft. @ <u>3.00</u>	\$ <u>4848.00</u>
1st Floor	<u>1679</u>	@ <u>8.00</u>	<u>13432.00</u>
2nd Floor	<u>1679</u>	@ <u>8.00</u>	<u>13432.00</u>
3rd Floor	<u>1679</u>	@ <u>8.00</u>	<u>13432.00</u>
Total	<u>6653</u>		

70% \$ 45,744.00
\$ 31,600.80
\$ 13,543.20

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS:

INCOME ANALYSIS

Adjusted INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>282.40</u>
			Insurance - - - - -	<u>50.00</u>
	<u>7</u>	<u>70.00</u>	P.G. & E. - - - - -	
	<u>7</u>	<u>70.00</u>	Water - - - - -	<u>96.00</u>
	<u>7</u>	<u>70.00</u>	Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>126.00</u>
Total Gross Income		\$ <u>210.00 x 12 = 2520.00</u>	Maintenance & Repairs - -	<u>126.00</u>
Less Expenses			Management - - - - -	<u>75.60</u>
Net Income			Total Expenses	\$ <u>756.00</u>
(Before Depreciation)		\$ monthly, \$ <u>1764.00</u> annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 17,640.00
REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3750.00
IMPROVEMENTS - 13250.00
TOTAL \$ 17,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard H. Hall
Date: 1951

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1384 - 86 - 88 ELLIS STREET

Frank and Ruth Kukula, owners
530 Divisadero Street

A three story and basement frame asbestos shingle front building containing three flats of 7 rooms and two baths each.

Owner has divided each flat into two units of 3 rooms and bath each having installed a leg tub, basin and toilet in a former bedroom so as to have two bathrooms per floor.

Interior in poor condition.

Title was acquired by Kukula on December 4, 1956 by deed from Robert Britt who purchased property from Kukula January 1, 1955.

Revenue stamps - \$26.10
Deed of trust Western Loan - \$8,500.00
Deed of trust to Kukula Elms - \$20,050.00

Parcel 22 Lot 17 Block 723

FEB 1964 3 3

AUG 20 1964

1000 1000 1000

JACOBSON and DALE

Parcel 10

Block 723

The improvements consist of a 1-story garage building with space for 5 cars. 4 garage spaces are rented for \$7 per month each and 1 garage space is rented for \$5 per month - total rental \$33 per month.



723



Jacobs and Sala

Parcel 18

Block 723

The improvements consist of a 1-story garage building with space for 5 cars. 4 garage spaces are rented for \$7 per month each and 1 garage space is rented for \$5 per month - total rental \$33 per month.



723



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION
Owner: Western Title Insurance Company
Street Address: 1390-92 Ellis St. - 1400 Buchanan Street.

Parcel No. 23
Block No. 723
Lot No. 18

Location: Northeast Ellis & Buchanan Streets
Lot size: 25 x 90 feet
Area: 2250 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,870.00
Improvements - 2,700.00
Total - 4,570.00

APPRAISED VALUE OF LAND: \$ 3,750.00
Per Front Foot \$ 150.00
Per Square Foot 1.6666
REMARKS: Basic value \$187.50 per front foot
137'6" depth 20% deduction due to 90' depth



DESCRIPTION OF IMPROVEMENTS

Nature and type <u>Rooming house and store</u>	Interior Finish <u>Plaster - Pine trim</u>
Construction <u>frame</u>	Floors <u>Pine</u>
No. of Stories <u>Three</u>	Plumbing <u>Fair</u>
No. of Rooms <u>16</u>	Bathrooms <u>Two</u>
Garage Space <u>1 car on Buchanan St.</u>	Kitchens <u>Two</u>
Basement <u>Yes</u>	Lighting <u>Fair</u>
Foundation <u>Concrete</u>	Outlets <u>None</u>
Exterior Finish <u>Rustic</u>	Heating <u>Circulating gas heaters</u>
Roof <u>Flat - tar and gravel</u>	Hot Water <u>automatic storage heaters</u>
Year Built <u>1890</u>	Any Unlawful Use _____
Remodeled _____	REMARKS: <u>Building has iron fire escapes.</u>
Condition, Exterior <u>Fair</u>	
Interior <u>Fair</u>	

ESTIMATED REPLACEMENT COST NEW:

Basement <u>2000</u>	sq. ft. @ <u>4.00</u>	\$ <u>8,000.00</u>
1st Floor <u>1875</u>	@ <u>5.00</u>	<u>9,375.00</u>
2nd Floor <u>1875</u>	@ <u>8.00</u>	<u>15,000.00</u>
3rd Floor <u>1875</u>	@ <u>8.00</u>	<u>15,000.00</u>
Total <u>7625</u>		

LESS OBSERVED DEPRECIATION _____
PRESENT VALUE OF THE IMPROVEMENTS: _____
REMARKS: _____

65%
\$ 47,375.00
\$ 30,793.75
\$ 16,581.25

INCOME ANALYSIS

INCOME		
Apt.No.	No. of Rooms	Monthly Rent
	<u>5</u>	\$ <u>50.00</u>
	<u>2</u>	<u>30.00</u>
	<u>5</u>	<u>55.00</u>
	<u>2</u>	<u>35.00</u>
	<u>Store & 2 rms.</u>	<u>80.00</u>
Total Gross Income		\$ <u>250 x 12 = \$3000</u>
Less Expenses		

Net Income
(Before Depreciation) \$ _____ monthly, \$ _____ annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 21,043.60
REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>3,750.00</u>
IMPROVEMENTS -	<u>17,250.00</u>
TOTAL	\$ <u>21,000.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hovee
Date: April 10, 1957

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25 105 1 000

25 105 1 000

25 105 1 000

15921004

Cincinnati

Parcel 13

Block 723

The owner refused to furnish any purchase price information in connection with this property. It appears that the property was purchased on October 6, 1945 for approximately \$5,000.

The improvements consist of a 2 flat building and garage with space for 1 car, plus 2 detached garages in the rear on Olive Street. The owner states the lower flat is rented for \$60 per month unfurnished. The upper flat is rented for \$70 per month unfurnished. 2 garage spaces are rented for \$7 each and 1 garage space for \$6.00 - total monthly income, unfurnished, \$140.00.

15921004



723

J. MORTIMER CLARK, M. A. I.

RALPH F. CLARK, M. A. I.

280480314

280480314

Gitchkins

Parcel 19

Block 723

The owner refused to furnish any purchase price information in connection with this property. It appears that the property was purchased on October 6, 1943 for approximately \$5,000.

The improvements consist of a 2 flat building and garage with space for 1 car, plus 2 detached garages in the rear on Olive Street. The owner states the lower flat is rented for \$50 per month unfurnished. The upper flat is rented for \$70 per month unfurnished. 2 garage spaces are rented for \$7 each and 1 garage space for \$6.50 - total monthly income, unfurnished, \$140.50.



723

FEB 10 84 03 3

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Amy Worsham
Street Address: 1404-06-08 Buchanan
Location: Southeast Buchanan & Olive
Lot size: 30 x 87'6"
Area: 2625 sq. ft.
Zoning: 2nd residential
Assessed Values:
Land - - - - - \$ 1610.00
Improvements - 3000.00
Total - 4610.00
APPRAISED VALUE OF LAND: \$ 4440.00
Per Front Foot \$ 148.00
Per Square Foot 1.621
REMARKS:
Basic value \$175.00 front foot 137'6" depth
21% deduction for 87'6" depth

Parcel No. 24
Block No. 723
Lot No. 19



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Rooming house</u>	Interior Finish	<u>Plaster - pine trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>Three</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>21</u>	Bathrooms	<u>three</u>
Garage Space	<u>No</u>	Kitchens	<u>Three</u>
Basement	<u>Yes - below street level</u>	Lighting	<u>Fair</u>
Foundation	<u>Brick</u>	Outlets	<u>None</u>
Exterior Finish	<u>Shiplath</u>	Heating	<u>Andrews wall heaters-circulating gas/</u>
Roof	<u>Flat - tar and gravel</u>	Hot Water	<u>Automatic storage /heaters</u>
Year Built	<u>1895</u>	Any Unlawful Use	<u></u>
Remodeled	<u></u>	REMARKS:	<u></u>
Condition, Exterior	<u>Good</u>		
Interior	<u>Poor</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>2052</u>	sq. ft. @ <u>2.00</u>	\$ <u>4,104.00</u>
1st Floor	<u>2052</u>	@ <u>8.00</u>	<u>16,416.00</u>
2nd Floor	<u>2052</u>	@ <u>8.00</u>	<u>16,416.00</u>
3rd Floor	<u>2052</u>	@ <u>8.00</u>	<u>16,416.00</u>
Total	<u>8208</u>		

80% \$ 53,352.00
42,681.60
\$ 10,670.40

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS:

INCOME ANALYSIS

Adjusted INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>325.47</u>
			Insurance - - - - -	<u>50.00</u>
	<u>5</u>	<u>50.00</u>	P.G. & E. - - - - -	
	<u>8</u>	<u>80.00</u>	Water - - - - -	<u>96.00</u>
	<u>8</u>	<u>80.00</u>	Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>126.00</u>
Total Gross Income		\$ <u>210.00x12=</u> <u>2,520.00</u>	Maintenance & Repairs - -	<u>126.00</u>
Less Expenses			Management - - - - -	<u>75.60</u>
Net Income			Total Expenses	\$ <u>799.07</u>
(Before Depreciation)		\$ monthly, \$ <u>1720.93</u> annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>15,600.00</u>
REMARKS:		<u>Capitalized at 11%</u>		

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 4,440.00
IMPROVEMENTS - 11,550.00
TOTAL \$ 16,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: [Signature]
Date: 11-1-41

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RECORDING 15

Lead

Parcel 20

Block 723

The owner states that he acquired the property for \$2,000 each and subject to first deed of trust of \$10,000 and second deed of trust of \$2,500 - total purchase price \$14,500. This purchase price also included Parcel 42 located in Block 723 facing Olive Street in the rear and contiguous with Parcel 20.

The improvements consist of a residence of 3-stories, base, 2nd and attic. The owner states that he rents the lower floor, containing 5 rooms and bath, for \$100 per month furnished, the second floor containing 3 rooms and bath for \$115 per month furnished, 1 room in the attic for \$50 per month furnished and garage space for 1 car \$7 per month - total income \$272 per month, if fully rented. At the date of inspection the second floor and the attic room were vacant.

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723

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Reed

Parcel 20

Block 723

The owner states that he acquired the property for \$2,000 cash and subject to First Deed of Trust of \$10,000 and Second Deed of Trust of \$2,500 - total purchase price \$14,500. This purchase price also included Parcel 42 located in Block 723 facing Olive Street in the rear and contiguous with Parcel 20.

The improvements consist of a residence of 2-stories, basement and attic. The owner states that he rents the lower floor, containing 5 rooms and bath, for \$100 per month furnished, the second floor containing 5 rooms and bath for \$100 per month furnished, 1 room in the attic for \$30 per month furnished and garage space for 1 car \$7 per month - total income \$237 per month, if fully rented. At the date of inspection the second floor and the attic room were vacant.



723

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION - A-1
Owner: Nathan and Rai Clurman
Street Address: 1130-32-34-36 Buchanan 680-82-84 Olive

Parcel No. 25
Block No. 723
Lot No. 20

Location: N/E Buchanan and Olive
Lot size: 30 x 87'6"
Area: 2625 sq. ft.
Zoning: 2nd residential

Assessed Values:

Land - - - - - \$ 1,610.00
Improvements - 3,800.00
Total - 5,410.00

APPRAISED VALUE OF LAND: \$ 4,440.00

Per Front Foot \$ 148.00

Per Square Foot 1.691

REMARKS:

Basic value \$187.50 front foot 137'6" depth

21% deduction for 87'6" depth



DESCRIPTION OF IMPROVEMENTS

Nature and type 6 flats and store
Construction frame
No. of Stories three
No. of Rooms 32
Garage Space no
Basement converted to store
Foundation concrete
Exterior Finish rustic
Roof part flat-tar & gravel; part gabled comp-
Year Built 1900 /roofing
Remodeled
Condition, Exterior fair
Interior fair

Interior Finish Plaster - pine trim
Floors pine
Plumbing fair
Bathrooms 6 - leg tubs
Kitchens 6
Lighting fair
Outlets none
Heating circulating gas heaters
Hot Water Automatic storage heaters - side arm
Any Unlawful Use

REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement 2,000 sq. ft. @ 3.00 \$ 6,000
1st Floor 2,586 @ 8.00 20,688
2nd Floor 2,586 @ 8.00 20,688
3rd Floor 2,586 @ 8.00 20,688
Total 9,748

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS:

70%

\$ 68,064.00

47,644.80

\$ 20,419.20

INCOME ANALYSIS

Apt. No.	No. of Rooms	Monthly Rent
	7	\$ <u>50.00</u>
	6	<u>50.00</u>
	6	<u>50.00</u>
	5	<u>40.00</u>
	4	<u>35.00</u>
	4	<u>25.00</u>
	store	<u>30.00</u>
Total Gross Income		\$ <u>220.00</u> x 12 = \$ <u>3,360.00</u>
Less Expenses		

EXPENSE	
Taxes - - - - -	\$ <u>301.95</u>
Insurance - - - - -	<u>60.00</u>
P.G. & E. - - - - -	
Water - - - - -	<u>110.00</u>
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>160.00</u>
Maintenance & Repairs - - - - -	<u>160.00</u>
Management - - - - -	<u>100.80</u>

Net Income
(Before Depreciation) \$ _____ monthly, \$ 2,337.25 annually

Total Expenses

\$ 1,002.75

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - -

\$ 23,372.50

REMARKS:

Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 4,450.00

IMPROVEMENTS - 19,550.00

TOTAL

\$ 24,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Schmidt

Date: _____

54 946 1 824

~~\$1.99~~ \$0.290¢

118-2994-17

118-2994-17

118-2994-17

118-2994-17

This property is a vacant lot.



123

J. MORTIMER CLARK, M.A.I.
RALPH F. CLARK, M.A.I.

2000

Larson

Parcel 21

Block 723

This property is a vacant lot.



723

FEB 10 1963

100-10401

Witt

Parcel 22

Block 723

The owner stated that he purchased this property for \$38,000. The owner appeared to be very vague and hazy about all financial details in connection with the purchase of this property, other than the statement of the total purchase price.

The improvements consist of a 3 flat building converted into 4 apartments. The owner states a gross income, if fully rented, of \$316 per month anticipated. At the date of inspection 2 apartments were vacant.

The property apparently has been tilted for all possible net income with no effort to maintain the improvements inside or outside.





Britt

Parcel 22

Block 723

The owner stated that he purchased this property for \$32,500. The owner appeared to be very vague and hazy about all financial details in connection with the purchase of this property, other than the statement of the total purchase price.

The improvements consist of a 3 flat building converted into 6 apartments. The owner claims a gross income, if fully rented, of \$315 per month unfurnished. At the date of inspection 2 apartments were vacant.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.



723

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION
Owner: Thelma Fulton
Street Address: 1489-1489B-1491 O'Farrell
Location: South O'Farrell 31'3" East of Buchanan
Lot size: 25' x 90'
Area: 2250 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1200.00
Improvements - 1250.00
Total - 2450.00
APPRAISED VALUE OF LAND: \$ 3,000.00
Per Front Foot \$ 120.00
Per Square Foot 1.3333
REMARKS:

Parcel No. 27
Block No. 723
Lot No. 22



DESCRIPTION OF

Nature and type	<u>2 flats</u>	Interior Finish	<u>Plaster - Pine trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine & Hardwood</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>Eleven (11)</u>	Bathrooms	<u>Two - Recessed tubs - tile floor</u>
Garage Space	<u>No</u>	Kitchens	<u>Two</u>
Basement	<u>Yes - wood floor - sheet rock partitions</u>	Lighting	<u>Fair</u>
Foundation	<u>Concrete</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic - stucco front</u>	Heating	<u>Circulating gas heaters</u>
Roof	<u>Gabled - Composition roofing covering</u>	Hot Water	<u>Automatic storage heaters</u>
Year Built	<u>1890</u>	Any Unlawful Use	<u>None</u>
Remodeled		REMARKS:	
Condition, Exterior	<u>Fair</u>		
Interior	<u>Fair</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1290</u>	sq. ft. @ <u>2.00</u>	\$ <u>2580.00</u>
1st Floor	<u>1302</u>	@ <u>8.50</u>	<u>11,067.00</u>
2nd Floor	<u>1290</u>	@ <u>8.50</u>	<u>10,965.00</u>
3rd Floor		@	
Total	<u>3882</u>		

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:

65%

\$	<u>24,612.00</u>
	<u>15,997.80</u>
\$	<u>8,614.20</u>

INCOME ANALYSIS

INCOME			EXPENSE	
Apt. No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>172.97</u>
	<u>6</u>	<u>75.00</u>	Insurance - - - - -	<u>50.00</u>
	<u>5</u>	<u>65.00</u>	P.G. & E. - - - - -	
			Water - - - - -	<u>72.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>84.00</u>
Total Gross Income		\$ <u>140 x 12 = \$1680.00</u>	Maintenance & Repairs - -	<u>84.00</u>
Less Expenses			Management - - - - -	<u>50.40</u>
Net Income			Total Expenses	\$ <u>513.37</u>
(Before Depreciation)		\$ monthly, \$ <u>1166.63</u> annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 10,600.00
REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>3,000.00</u>
IMPROVEMENTS -	<u>7,500.00</u>
TOTAL	\$ <u>10,500.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hall
Date: April 10, 1957

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UNCLASSIFIED

Title Insurance & Guaranty Co.

Report 23

Block VII

The owner stated that they acquired the property in 1948 for \$13,000 cash. Included in the purchase was some furniture and furnishings.

The improvements consist of 2 flats and a ground floor grocery store with a rear 2-room ground floor apartment. The grocery store known as 1382 Hill Street and the 2-room apartment are rented on a month-to-month basis for \$148. The second and third floor flats are rented for \$50 per month each unfurnished. At the date of inspection all contacts with the owner were fully executed.

UNCLASSIFIED



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Title Insurance & Guaranty Co.

Parcel 23

Block 723

The owner stated that they acquired the property in 1948 for \$13,000 cash. Included in the purchase was some furniture and furnishings.

The improvements consist of 2 flats and a ground floor grocery store with a rear 2-room ground floor apartment. The grocery store known as 1392 Ellis Street and the 2-room apartment are rented on a month to month basis for \$130. The second and third floor flats are rented for \$50 per month each unfurnished. At the date of inspection all rentable units were fully occupied.



Merritt

Parcel 42

Block 723

The improvement consists of a 1-story and basement cottage. The main floor contains 4 rooms and bath. The basement has two 2-room and bath apartments, together with a garage for 1 car. The owner claims a gross income, if fully rented, of \$150 per month unfurnished. At the date of inspection two of the units were vacant and one tenant had just moved in.





Worsham

Parcel 24

Block 723

The owner states the property was purchased in July, 1945 for \$1,550 cash and subject to a First Deed of Trust of \$4,500 and a Second Deed of Trust of \$950 - total purchase price \$7,000.

The improvements consist of a 3 flat building converted into 16 sleeping rooms. The owner claims a gross rental, if fully rented, of \$717 per month furnished, exclusive of 2 rooms which she occupies. At the date of inspection the property was claimed to be fully occupied. It was impossible to determine from observation whether or not this was the case because, these rooms are all furnished, and the owner claims that she rents a number of them on a transient daily basis.



723

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Jose G. & Andrea E. Cachipero
Street Address: 1473-75 O'Farrell
Location: South O'Farrell 87'6" East Buchanan
Lot size: 25 x 74'6"
Area: 1863 sq. ft.
Zoning: 2nd residential
Assessed Values:
Land - - - - - \$ 1120.00
Improvements - 1000.00
Total - 2120.00
APPRAISED VALUE OF LAND: \$ 2625.00
Per Front Foot \$ 105.00
Per Square Foot 1.40+
REMARKS:

Parcel No. 29
Block No. 723
Lot No. 24



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>2 flats</u>	Interior Finish	<u>Plaster - pine trim</u>
Construction	<u>frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>two</u>	Plumbing	<u>good</u>
No. of Rooms	<u>11</u>	Bathrooms	<u>Two - 1 leg tub - 1 recessed tub</u>
Garage Space	<u>Yes - in basement-concrete floor</u>	Kitchens	<u>Two - tile splash</u>
Basement	<u>Yes</u>	Lighting	<u>Good</u>
Foundation	<u>Concrete - terrazo stairs</u>	Outlets	<u>None</u>
Exterior Finish	<u>Asbestos spingle</u>	Heating	<u>Circulating gas heaters</u>
Roof	<u>Flat - tar and gravel</u>	Hot Water	<u>Automatic storage heaters</u>
Year Built	<u>1890</u>	Any Unlawful Use	<u></u>
Remodeled	<u>1948</u>	REMARKS:	<u></u>
Condition, Exterior	<u>Good</u>		
	<u>Interior Good</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1065</u>	sq. ft. @ <u>3.50</u>	\$ <u>3727.50</u>
1st Floor	<u>1065</u>	@ <u>8.50</u>	<u>9052.50</u>
2nd Floor	<u>1065</u>	@ <u>8.50</u>	<u>9052.50</u>
3rd Floor	<u></u>	@ <u></u>	<u></u>
Total	<u>3195</u>		

60% \$ 21,832.50

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:

\$ 13,099.50
\$ 8,733.00

REMARKS:

INCOME ANALYSIS

Adjusted INCOME		
Apt.No.	No. of Rooms	Monthly Rent
	<u>6</u>	\$ <u>75.00</u>
	<u>5</u>	<u>62.50</u>

Total Gross Income \$ 137.50x12 = \$1,650.00
Less Expenses

Net Income
(Before Depreciation) \$ 1163.33 monthly, \$ 13,960 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS
REMARKS: Capitalized at 10%

EXPENSE	
Taxes - - - - -	\$ <u>149.67</u>
Insurance - - - - -	<u>50.00</u>
P.G. & E. - - - - -	
Water - - - - -	<u>72.00</u>
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>82.50</u>
Maintenance & Repairs - - - - -	<u>32.50</u>
Management - - - - -	<u>149.50</u>
	<u>486.17</u>
Total Expenses	\$ <u>1,85.67</u>
	<u>11,643.30</u>

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>2,600.00</u>
IMPROVEMENTS -	<u>9,400.00</u>
TOTAL	\$ <u>12,000.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Fair market value with comperable sales.

Appraiser: Richard E. Holey
Date: 1950

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2000.0000

Toronto

Parcel 24

Block 723

The owner states the property was purchased in July, 1948 for \$1,560 cash and subject to a First Debt of Trust of \$4,500 and a Second Debt of Trust of \$900 - Total purchase price \$7,000.

The improvements consist of a 3 flat building converted into 16 sleeping rooms. The owner claims a gross rental, if fully rented, of \$717 per month furnished, exclusive of 2 rooms which she occupies. At the date of inspection the property was claimed to be fully occupied. It was impossible to determine from observation whether or not this was the case because, these rooms are all furnished, and the owner claims that she rents a number of them on a transient daily basis.



723

FEB 10 1945

Clurman

Parcel 25

Block 723

The owner would make no statement relative to the price paid for this property, but the public records show that it was purchased August 5, 1943 for an indicated purchase price of \$6,500.

The improvements consist of a 6 flat building, with a store and 2-room apartment on the ground floor. The owner claims a gross income, if fully rented, of \$251 per month unfurnished. However, the owner points out that 2 of these flats are rented at a very low rental to relatives. It is my opinion that he is correct in this statement. At the date of inspection the building was fully occupied.



723

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Morris F. & Marine Hoaglund and Wiggins & Sons Realty Co.
Street Address: 672-1/2 Olive
Location: North Olive 87'6" East Buchanan
Lot size: 25 x 45'6"
Area: 1138 sq. ft.
Zoning: 2nd residential
Assessed Values:
Land - - - - - \$ 190.00
Improvements - 600.00
Total - 1090.00
APPRAISED VALUE OF LAND: \$ 1138.00
Per Front Foot \$ 45.52
Per Square Foot 1.00
REMARKS:

Parcel No. 30
Block No. 723
Lot No. 21A



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>2 flats</u>	Interior Finish	<u>Plaster - pine trim</u>
Construction	<u>frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>two</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>9</u>	Bathrooms	<u>2 leg tubs</u>
Garage Space	<u>Yes - in basement</u>	Kitchens	<u>2</u>
Basement	<u>Yes</u>	Lighting	<u>Fair</u>
Foundation	<u>Brick</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>Circulating Gas Heaters</u>
Roof	<u>Flat - tar and gravel</u>	Hot Water	<u>Automatic storage</u>
Year Built	<u>1890</u>	Any Unlawful Use	<u></u>
Remodeled	<u>No</u>	REMARKS:	<u></u>
Condition, Exterior	<u>Fair</u>		<u></u>
	<u>Interior Fair</u>		<u></u>

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>600</u>	sq. ft.	@ <u>3.00</u>	\$ <u>1,800.00</u>
1st Floor	<u>750</u>		@ <u>8.00</u>	<u>6,000.00</u>
2nd Floor	<u>750</u>		@ <u>8.00</u>	<u>6,000.00</u>
3rd Floor	<u></u>		@ <u></u>	<u></u>
Total	<u>2100</u>			

65%

\$ 13,800.00
8,970.00
\$ 4,830.00

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS:

INCOME ANALYSIS

Adjusted INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>76.95</u>
	<u>4</u>	<u>40.00</u>	Insurance - - - - -	<u>30.00</u>
	<u>5</u>	<u>50.00</u>	P.G. & E. - - - - -	
			Water - - - - -	<u>48.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>54.00</u>
Total Gross Income		\$ <u>90.00 x 12 = \$1,080.00</u>	Maintenance & Repairs - -	<u>54.00</u>
Less Expenses			Management - - - - -	<u>32.40</u>
Net Income			Total Expenses	\$ <u>295.35</u>
(Before Depreciation)		\$ <u>monthly, \$784.65 annually</u>		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 7,133.00
REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>1150.00</u>
IMPROVEMENTS -	<u>5850.00</u>
TOTAL	\$ <u>7,000.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Huel
Date: April 1, 1961

22 104 (63)

ALL 0.250X

Clarkson

Parcel 25

Block 723

The owner could make no statement relative to the price paid for this property, but the public records show that it was purchased August 5, 1945 for an indicated purchase price of \$6,500.

The improvements consist of a 4 flat building, with a store and 2-room apartment on the ground floor. The owner claims a gross income, if fully rented, of \$281 per month unincurred. However, the owner points out that 2 of these flats are rented at a very low rental to relatives. It is my opinion that he is correct in this statement. At the time of inspection the building was fully occupied.



723

1780 8840 3 2

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: FRED H. and RUBY T. McCARTY
Street Address: 1467-69-71 O'Farrell
Location: South O'Farrell 112'6" East Buchanan
Lot size: 25 x 74'6"
Area: 1863 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,120.00
Improvements - 2,600.00
Total - 3,720.00
APPRAISED VALUE OF LAND: \$ 2,625.00
Per Front Foot \$ 105.00
Per Square Foot 1.409
REMARKS: _____

Parcel No. 31
Block No. 723
Lot No. 25



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>3 Flats</u>	Interior Finish	<u>Plaster - Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>Three</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>20</u>	Bathrooms	<u>Three, Tile Wainscot</u>
Garage Space	<u>No</u>	Kitchens	<u>Three, Part Tile Wainscot</u>
Basement	<u>Yes - Plaster Ceiling</u>	Lighting	<u>Fair</u>
Foundation	<u>Concrete</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>Circulating Gas Heaters</u>
Roof	<u>Flat, Tar & Gravel</u>	Hot Water	<u>Automatic Storage Heaters</u>
Year Built	<u>1900</u>	Any Unlawful Use	<u></u>
Remodeled	<u>No</u>	REMARKS:	<u></u>
Condition, Exterior	<u>Fair</u>		<u></u>
Interior	<u>Good</u>		<u></u>

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1500</u>	sq. ft. @ <u>3.00</u>	\$ <u>4,500.00</u>
1st Floor	<u>1560</u>	@ <u>8.00</u>	<u>12,480.00</u>
2nd Floor	<u>1560</u>	@ <u>8.00</u>	<u>12,480.00</u>
3rd Floor	<u>1560</u>	@ <u>8.00</u>	<u>12,480.00</u>
Total	<u>6180</u>		
			\$ <u>41,940.00</u>
LESS OBSERVED DEPRECIATION		<u>65%</u>	<u>27,261.00</u>
PRESENT VALUE OF THE IMPROVEMENTS:			\$ <u>14,679.00</u>

REMARKS: _____

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>262.63</u>
	<u>6</u>	<u>60.00</u>	Insurance - - - - -	<u>50.00</u>
	<u>7</u>	<u>75.00</u>	P.G. & E. - - - - -	
	<u>7</u>	<u>75.00</u>	Water - - - - -	<u>108.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>126.00</u>
Total Gross Income		\$ <u>210.00 x 12</u>	Maintenance & Repairs - -	<u>126.00</u>
Less Expenses			Management - - - - -	<u>75.60</u>
Net Income			Total Expenses	\$ <u>748.23</u>
(Before Depreciation)		\$ _____ monthly, \$ <u>1771.77</u> annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>17,771.77</u>
REMARKS:		<u>Capitalized at 10%</u>		

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 2,700.00
IMPROVEMENTS - 14,800.00
TOTAL \$ 17,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA: _____

Appraiser: [Signature]
Date: _____

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AS LOW AS 250K

Journal

Parcel 22

Block 723

The owner refused to permit inspection of the premises or furnish any kind of ownership information. The public records disclose that on October 17, 1945 a Deed from Rock Quon Coy. et al to the present owner was recorded. Internal Revenue stamps on the Deed were \$18.10, indicating a purchase price of \$11,000. There was placed on record on the same date a Deed of Trust in the sum of \$8,800.

The improvements consist of a 3 flat building. According to information furnished us by the Assessor's Office, there were 7 rooms on the first floor, 8 rooms on the second floor and 8 rooms on the third floor. Subsequent to the purchase of this property by the present owners, they did certain remodeling work which consisted of brick veneering the first floor and basement of the subject building at an estimated cost of approximately \$3,500. During 1963 the County Assessor made an inspection of this building and reported it to be in fair condition on the interior.



723



Johnson

Parcel 26

Block 723

The owner refused to permit inspection of the premises or furnish any kind of ownership information. The public records disclose that on October 17, 1945 a Deed from Kook Quong Dong et al to the present owner was recorded. Internal Revenue stamps on the Deed were \$12.10, indicating a purchase price of \$11,000. There was placed on record on the same date a Deed of Trust in the sum of \$8,500.

The improvements consist of a 3 flat building. According to information furnished us by the Assessor's Office, there were 7 rooms on the first floor, 8 rooms on the second floor and 8 rooms on the third floor. Subsequent to the purchase of this property by the present owners, they did certain remodeling work which consisted of brick veneering the first floor and basement of the subject building at an estimated cost of approximately \$3,500. During 1953 the County Assessor made an inspection of this building and reported it to be in fair condition on the interior.



723



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: VAL MARZAN
Street Address: 666-668 OLIVE STREET
Location: North Olive 112'6" East Buchanan
Lot size: 25 x 45'6"
Area: 1138 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 490.00
Improvements - 800.00
Total - 1290.00
APPRAISED VALUE OF LAND: \$ 1,138.00
Per Front Foot \$ 45.52
Per Square Foot 1.00
REMARKS: _____

Parcel No. 32
Block No. 723
Lot No. 25A



DESCRIPTION OF IMPROVEMENTS

Nature and type	2 Flats	Interior Finish	Plaster - Pine Trim
Construction	Frame	Floors	Pine
No. of Stories	Two	Plumbing	Fair
No. of Rooms	10	Bathrooms	Two, Leg Tubs
Garage Space	Yes	Kitchens	Two, Marble Splash
Basement	Yes	Lighting	Fair
Foundation	Concrete	Outlets	None
Exterior Finish	Rustic	Heating	Circulating Gas Heaters
Roof	Flat, Tar & Gravel	Hot Water	Automatic Storage
Year Built	1885	Any Unlawful Use	
Remodeled	No	REMARKS:	
Condition, Exterior	Fair		
Interior	Fair		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>750</u>	sq. ft.	@	<u>3.00</u>	\$	<u>2,250.00</u>
1st Floor	<u>875</u>			@	<u>8.00</u>	<u>7,000.00</u>
2nd Floor	<u>875</u>			@	<u>8.00</u>	<u>7,000.00</u>
3rd Floor				@		
Total	<u>2500</u>					

$$\begin{array}{r} \$ 16,250.00 \\ \underline{9,750.00} \\ \$ 6,500.00 \end{array}$$

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

INCOME ANALYSIS

INCOME		
<u>Apt.No.</u>	<u>No.of Rooms</u>	<u>Monthly Rent</u>
666	5	\$ 50.00
668	5	40.00
Total Gross Income		\$ 90.00 x 12 \$1080.00
Less Expenses		

EXPENSE		
Taxes - - - - -		\$ 91.07
Insurance - - - - -		30.00
P.G. & E. - - - - -		
Water - - - - -		48.00
Scavenger - - - - -		
Janitor - - - - -		
Vacancy & Collection Allowance - - - - -		54.00
Maintenance & Repairs - -		54.00
Management - - - - -		32.40

Net Income
(Before Depreciation) \$ _____ monthly, \$ 770.53 annually Total Expenses

APPRaised VALUE INDICATED BY INCOME ANALYSIS - - - - - \$8,000.00 7705.30
REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE:	LAND - - - - -	\$ 1,100.00	
	IMPROVEMENTS -	6,900.00	
	TOTAL		\$8,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: John H. H. H. H.
Date: 1/1/1911

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Fulton

Parcel 27

Block 723

The improvements consist of a 2 flat building with a 4-room apartment in the basement. The owner states the basement apartment is rented for \$30 per month, the lower flat is rented for \$28 per month, partly furnished and the upper flat is occupied by the owner. At the date of inspection all units were fully occupied.



723



August 1922

Fulton

Parcel 27

Block 723

The improvements consist of a 2 flat building with a 4-room apartment in the basement. The owner states the basement apartment is rented for \$20 per month, the lower flat is rented for \$68 per month partly furnished and the upper flat is occupied by the owner. At the date of inspection all units were fully occupied.



723

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: NATHAN CLURMAN
Street Address: 660 Olive Street
Location: North Olive 137'6" East Buchanan
Lot size: 25 x 50'6"
Area: 1263 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 530.00
Improvements - 400.00
Total - 930.00
APPRAISED VALUE OF LAND: \$ 1,263.00
Per Front Foot \$ 50.52
Per Square Foot 1.00
REMARKS:

Parcel No. 33
Block No. 723
Lot No. 26



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Cottage</u>	Interior Finish	<u>Plaster - Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Hardwood</u>
No. of Stories	<u>One</u>	Plumbing	<u>Good</u>
No. of Rooms	<u>5</u>	Bathrooms	<u>one, Leg Tub, T & G Wainscot</u>
Garage Space	<u>Yes Concrete Floor</u>	Kitchens	<u>One, Tile Sink and splash</u>
Basement	<u>Yes</u>	Lighting	<u>Good</u>
Foundation	<u>Brick</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic - Asbestos Shingle/</u>	Heating	<u>Circulating Gas Heaters</u>
Roof	<u>Flat, Tar and Gravel</u>	Hot Water	<u>Automatic Storage Heater</u>
Year Built	<u>1890</u>	Any Unlawful Use	<u>None</u>
Remodeled	<u>Yes</u>	REMARKS:	

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>750</u>	sq. ft. @ <u>3.00</u>	\$ <u>2,250.00</u>
1st Floor	<u>750</u>	@ <u>8.50</u>	\$ <u>6,375.00</u>
2nd Floor		@	
3rd Floor		@	
Total	<u>1500</u>		\$ <u>8,625.00</u>

LESS OBSERVED DEPRECIATION 45% 3,881.25

PRESENT VALUE OF THE IMPROVEMENTS: \$ 4,743.75

REMARKS:

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>65.66</u>
			Insurance - - - - -	<u>25.00</u>
			P.G. & E. - - - - -	
	<u>5</u>	<u>62.50</u>	Water - - - - -	<u>24.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>37.50</u>
Total Gross Income		\$ <u>62.50 x 12</u> \$ <u>750.00</u>	Maintenance & Repairs - -	<u>37.50</u>
Less Expenses			Management - - - - -	<u>22.50</u>
Net Income			Total Expenses	\$ <u>212.16</u>
(Before Depreciation)		\$ monthly, \$ <u>537.84</u> annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>5,378.40</u>
REMARKS:		<u>Capitalized at 10%</u>		

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 1,250.00
IMPROVEMENTS - 4,750.00
TOTAL \$ 6,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:
Fair Market Value based on comparable sales

Appraiser: Richard E. Hall
Date: 11/1/54

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: NATHAN and RALI CLURMAN
Street Address: 1461-63-65 O'Farrell Street
Location: South O'Farrell 137'6" East Buchanan
Lot size: 25 x 69'6"
Area: 1738 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,080.00
Improvements - 2,500.00
Total - 3,580.00
APPRAISED VALUE OF LAND: \$ 2,400.00
Per Front Foot \$ 96.00
Per Square Foot 1.38
REMARKS:

Parcel No. 34
Block No. 723
Lot No. 26A



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Three Flats</u>	Interior Finish	<u>Plaster - Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>Three</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>18</u>	Bathrooms	<u>Three, Leg Tubs</u>
Garage Space	<u>No</u>	Kitchens	<u>Three</u>
Basement	<u>Yes</u>	Lighting	<u>Fair</u>
Foundation	<u>Concrete and Brick</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>Circulating Gas Heaters</u> <u>Boiler Heater</u>
Roof	<u>Flat, Tar and Gravel</u>	Hot Water	<u>Automatic Storage and Side Arm</u>
Year Built	<u>1900</u>	Any Unlawful Use	<u>None</u>
Remodeled	<u>no</u>	REMARKS:	
Condition, Exterior	<u>Fair</u>		
Interior	<u>Fair</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1320</u>	sq. ft. @ <u>3.00</u>	\$ <u>3,960.00</u>
1st Floor	<u>1320</u>	@ <u>8.00</u>	<u>10,560.00</u>
2nd Floor	<u>1320</u>	@ <u>8.00</u>	<u>10,560.00</u>
3rd Floor	<u>1320</u>	@ <u>8.00</u>	<u>10,560.00</u>
Total	<u>5280</u>		

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:

70%

\$ 35,640.00
24,948.00
\$ 10,692.00

REMARKS:

INCOME ANALYSIS

INCOME			EXPENSE	
Apt. No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>252.75</u>
	<u>5</u>	<u>50.00</u>	Insurance - - - - -	<u>45.00</u>
	<u>6</u>	<u>60.00</u>	P.G. & E. - - - - -	
	<u>7</u>	<u>70.00</u>	Water - - - - -	<u>72.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>108.00</u>
Total Gross Income		\$ <u>180.00 x 12</u>	Maintenance & Repairs - -	<u>108.00</u>
Less Expenses			Management - - - - -	<u>64.80</u>
Net Income			Total Expenses	\$ <u>650.55</u>
(Before Depreciation)		\$ _____ monthly, \$ <u>1509.45</u> annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 15,094.50
REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>2,400.00</u>
IMPROVEMENTS -	<u>13,600.00</u>
TOTAL	\$ <u>16,000.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Fair Market Value based on comparable sales

Appraiser: [Signature]
Date: 10-11-57

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Pages

Parcel 28

Block 723

The owner stated that she acquired the property in June, 1944 for \$1,000 cash and First and Second Bonds of Trust of \$4,260 - total purchase price \$5,260.

The improvements consist of a 2 flat building converted into 3 housekeeping units, 2 of which are furnished, one is unfurnished and another is occupied by the owner. The owner claims a gross income, if fully rented, of \$167 per month, exclusive of 3 rooms which are vacancies. At the date of inspection all the housekeeping units were fully occupied.



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Hayes

Parcel 28

Block 723

The owner stated that she acquired the property in June, 1944 for \$1,000 cash and First and Second Deeds of Trust of \$4,250 - total purchase price \$5,250.

The improvements consist of a 2 flat building converted into 6 housekeeping units, 4 of which are furnished, one is unfurnished and another is occupied by the owner. The owner claims a gross income, if fully rented, of \$157 per month, exclusive of 3 rooms which she occupies. At the date of inspection all the housekeeping units were fully occupied.



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-7
Owner: Ann Humphrey
Street Address: 1457 O'Farrell Street
Location: South O'Farrell, 162'6" East Buchana
Lot size: 25 x 120
Area: 3,000 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$1,410.00
Improvements - 900.00
Total - 2,310.00
APPRAISED VALUE OF LAND: \$ 3,562.50
Per Front Foot \$112.50
Per Square Foot 1.19
REMARKS:

Parcel No. 35
Block No. 723
Lot No. 27



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Residence</u>	Interior Finish	<u>Plaster - Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine Fully Carpeted</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Good</u>
No. of Rooms	<u>8</u>	Bathrooms	<u>One - Two Toilets - Tile Wainscot</u>
Garage Space	<u>No</u>	Kitchens	<u>One - Tile Splash</u>
Basement	<u>Yes</u>	Lighting	<u>Good</u>
Foundation	<u>Brick</u>	Outlets	<u>Yes</u>
Exterior Finish	<u>Rustic - Asbestos Shingle</u>	Heating	<u>Central Gas Furnace</u>
Roof	<u>Flat Tar & Gravel</u>	Hot Water	<u>Automatic Heater</u>
Year Built	<u>1890</u>	Any Unlawful Use	<u>None</u>
Remodeled	<u>No</u>	REMARKS:	
Condition, Exterior	<u>Good</u>		
Interior	<u>Good</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1,500</u> sq. ft.	@ <u>3.00</u>	\$ <u>4,500.00</u>
1st Floor	<u>1,537</u>	@ <u>8.00</u>	<u>12,296.00</u>
2nd Floor	<u>1,537</u>	@ <u>8.00</u>	<u>12,296.00</u>
3rd Floor		@	
Total	<u>4,574</u>		

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:

70%

\$ 29,092.00
20,364.40
\$ 8,727.60

REMARKS:

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
	<u>8</u>	\$ <u>150.00</u>	Taxes - - - - -	\$ <u>163.09</u>
			Insurance - - - - -	<u>40.00</u>
			P.G. & E. - - - - -	
			Water - - - - -	
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection Allowance - - - - -	<u>90.00</u>
Total Gross Income		\$ <u>150.00x12</u> = <u>\$1,800.00</u>	Maintenance & Repairs - -	<u>90.00</u>
Less Expenses			Management - - - - -	<u>45.00</u>
Net Income				<u>478.09</u>
(Before Depreciation)		\$ <u>1311.91</u> monthly, <u>\$1,362.91</u> annually	Total Expenses	\$ <u>437.09</u>
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				<u>12,471.00</u>
REMARKS:		<u>Capitalized at 11%</u>		\$ <u>12,300.00</u>

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>3,600.00</u>
IMPROVEMENTS -	<u>8,900.00</u>
TOTAL	\$ <u>12,500.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Kroll
Date: 1968

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Willie & Vernal Parler
Street Address: 1151-53-55 O'Farrell Street
Location: South O'Farrell, 187'6" East Buchanan
Lot size: 25 x 120
Area: 3,000 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,410.00
Improvements - 2,550.00
Total - 3,960.00
APPRAISED VALUE OF LAND: \$ 3,562.50
Per Front Foot \$ 142.50
Per Square Foot 1.19
REMARKS:

Parcel No. 36
Block No. 723
Lot No. 28



DESCRIPTION OF IMPROVEMENTS

Nature and type 3 Flats
Construction Frame
No. of Stories Three
No. of Rooms 26
Garage Space No
Basement Yes - 3 room and bath flat
Foundation Concrete
Exterior Finish Rustic
Roof Flat Tar & Gravel
Year Built 1900
Remodeled No
Condition, Exterior Fair
Interior Poor

Interior Finish Plaster - Pine Trim
Floors Pine
Plumbing Fair
Bathrooms Four Tile Wainscot
Kitchens Four Tile Splash
Lighting Fair
Outlets None
Heating Circulating Gas Heaters
Hot Water Automatic Storage Heater
Any Unlawful Use
REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement 2,510 sq. ft. @ 4.00 \$ 10,040.00
1st Floor 2,510 @ 8.00 20,080.00
2nd Floor 2,510 @ 8.00 20,080.00
3rd Floor 2,510 @ 8.00 20,080.00
Total 10,040

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

\$ 70,280.00
52,710.00
\$ 17,570.00

INCOME ANALYSIS

ADJUSTED INCOME		
Apt.No.	No. of Rooms	Monthly Rent
		\$
	<u>7</u>	<u>70.00</u>
	<u>8</u>	<u>80.00</u>
	<u>8</u>	<u>80.00</u>
	<u>3</u>	<u>30.00</u>

Total Gross Income \$ 260.00x12= \$ 3,120.00
Less Expenses

EXPENSE	
Taxes - - - - -	\$ <u>279.58</u>
Insurance - - - - -	<u>50.00</u>
P.G. & E. - - - - -	
Water - - - - -	<u>108.00</u>
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>156.00</u>
Maintenance & Repairs - -	<u>156.00</u>
Management - - - - -	<u>93.60</u>

Net Income (Before Depreciation) \$ _____ monthly, \$ 2,276.82 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 22,768.20
REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3,600.00
IMPROVEMENTS - 19,400.00
TOTAL \$ 23,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard G. Hall
Date: _____

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ASL 02304

10-1540270

Cachapero

Parcel 24

Block 723

The owner stated that they acquired the property on October 8, 1947 for \$2,000 cash and a Deed of Trust of \$3,400 - total purchase price \$5,400.

The improvements consist of a 2 Flat Building. The lower flat of 3 rooms and bath is occupied by the owner. The upper flat of 2 rooms and bath is unfurnished and was vacant at the date of inspection. The owner has spent considerable money in renovating this building since it was required. The lower flat has a bath equipped with the most modern colored plumbing fixtures. The property is in excellent condition.



723



Cachapero

Parcel 29

Block 723

The owner stated that they acquired the property on October 8, 1947 for \$2,000 cash and a Deed of Trust of \$5,400 - total purchase price \$7,400.

The improvements consist of a 2 flat building. The lower flat of 5 rooms and bath is occupied by the owner. The upper flat of 6 rooms and bath is unfurnished and was vacant at the date of inspection. The owner has spent considerable money in renovating this building since it was acquired. The lower flat has a bath equipped with the most modern colored plumbing fixtures. The property is in excellent condition.



J. MORTIMER CLARK, M.A.I.

RALPH F. CLARK, M.A.I.

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: KONKO-KYO CHURCH OF SAN FRANCISCO
Street Address: 1445-47-49 O'Farrell
Location: South O'Farrell 175' West Laguna
Lot size: 25 x 120
Area: 3000 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,410.00
Improvements - 2,550.00
Total - 3,960.00
APPRAISED VALUE OF LAND: \$ 3,562.50
Per Front Foot \$ 142.50
Per Square Foot 1.19
REMARKS:

Parcel No. 37
Block No. 723
Lot No. 29



DESCRIPTION OF IMPROVEMENTS

Nature and type 3 Flats
Construction Frame
No. of Stories Three
No. of Rooms 26
Garage Space No
Basement Yes
Foundation Concrete
Exterior Finish Rustic
Roof Flat, Tar & Gravel
Year Built 1900
Remodeled No
Condition, Exterior Fair
Interior Fair

Interior Finish Plaster - Pine Trim
Floors Pine
Plumbing Fair
Bathrooms Four, Tile Wainscot, Leg Tubs
Kitchens Four, Tile Splash
Lighting Fair
Outlets None
Heating Circulating Gas Heaters
Hot Water Automatic Storage
Any Unlawful Use Sleeping Rooms with gas plates
REMARKS:
Fire escape between this parcel and parcel
to west.

ESTIMATED REPLACEMENT COST NEW:

Basement 2,510 sq. ft. @ 4.00 \$ 10,040.00
1st Floor 2,510 @ 8.00 20,080.00
2nd Floor 2,510 @ 8.00 20,080.00
3rd Floor 2,510 @ 8.00 20,080.00
Total 10,040

\$ 70,280.00
49,196.00
70%
\$ 21,084.00

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

INCOME ANALYSIS

ADJUSTED INCOME		
Apt.No.	No. of Rooms	Monthly Rent
	7	70.00
	8	80.00
	8	80.00
	3	30.00

Total Gross Income \$ 260.00 x 12 \$ 3120.00
Less Expenses

EXPENSE	
Taxes - - - - -	\$ <u>279.58</u>
Insurance - - - - -	<u>50.00</u>
P.G. & E. - - - - -	
Water - - - - -	<u>108.00</u>
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>156.00</u>
Maintenance & Repairs - - - - -	<u>156.00</u>
Management - - - - -	<u>93.60</u>

Net Income (Before Depreciation) \$ _____ monthly, \$ 2,276.82 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 22,760.82
REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3,600.00
IMPROVEMENTS - 19,400.00
TOTAL \$ 23,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: [Signature]
Date: _____

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: GREEN PHILLIPS
Street Address: 636-638 Olive Street
Location: North Olive 152' West Laguna
Lot size: 23 x 46
Area: 1058 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 460.00
Improvements - 1,100.00
Total - 1,560.00
APPRAISED VALUE OF LAND: \$ 1,058.00
Per Front Foot \$ 46.00
Per Square Foot 1.00
REMARKS:

Parcel No. 38
Block No. 723
Lot No. 30



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>2 Flats</u>	Interior Finish	<u>Plaster - Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Good</u>
No. of Rooms	<u>9</u>	Bathrooms	<u>Two - Leg Tubs</u>
Garage Space	<u>No</u>	Kitchens	<u>Two</u>
Basement	<u>Yes</u>	Lighting	<u>Fair</u>
Foundation	<u>Brick and Concrete</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic - Asbestor Shingle</u>	Heating	<u>Circulating Gas Heaters</u>
Roof	<u>Flat - Sheet Iron</u>	Hot Water	<u>Automatic Storage Heater</u>
Year Built	<u>1895</u>	Any Unlawful Use	<u>none</u>
Remodeled	<u>No</u>	REMARKS:	
Condition, Exterior	<u>Good</u>		
Interior	<u>Good</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>800</u>	sq. ft. @ <u>3.00</u>	\$ <u>2,400.00</u>	
1st Floor	<u>800</u>	@ <u>8.00</u>	<u>6,400.00</u>	
2nd Floor	<u>800</u>	@ <u>8.00</u>	<u>6,400.00</u>	
3rd Floor		@		
Total	<u>2400</u>			\$ <u>15,200.00</u>
LESS OBSERVED DEPRECIATION				<u>60%</u> <u>9,120.00</u>
PRESENT VALUE OF THE IMPROVEMENTS:				\$ <u>6,080.00</u>
REMARKS:				

INCOME ANALYSIS

ADJUSTED INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>110.14</u>
	<u>4</u>	<u>40.00</u>	Insurance - - - - -	<u>35.00</u>
	<u>5</u>	<u>50.00</u>	P.G. & E. - - - - -	
			Water - - - - -	<u>60.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>54.00</u>
Total Gross Income		\$ <u>90.00</u> x 12	Maintenance & Repairs - -	<u>54.00</u>
Less Expenses			Management - - - - -	<u>32.40</u>
Net Income			Total Expenses	\$ <u>345.54</u>
(Before Depreciation)		\$ monthly, \$ <u>734.46</u> annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>7,344.60</u>
REMARKS:				

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 1,100.00
IMPROVEMENTS - 7,400.00
TOTAL \$ 8,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Fair market value based on comparable sales

Appraiser: [Signature]
Date: 1971

22 1991 534

ASL 250V

115-13140-2

Manitoy

Parcel 30

Block 723

The deed states that the purchaser purchased the property in October, 1901 for \$1,100 cash and subject to a first Deed of Trust of \$2,832, a Second Deed of Trust of \$2,330 and a Third Deed of Trust of \$568 - total purchase price \$6,830.

The improvements consist of a 2 Flat building. The lower flat, consisting of 4 rooms and bath, is occupied by the owner. The upper flat, consisting of 5 rooms and bath, is rented for \$60 per month partly furnished.



723

McIlroy

Parcel 30

Block 723

The owner states that she purchased the property in October, 1951 for \$1,100 cash and subject to a First Deed of Trust of \$2,832, a Second Deed of Trust of \$2,359 and a Third Deed of Trust of \$563 - total purchase price \$6,850.

The improvements consist of a 2 flat building. The lower flat, consisting of 4 rooms and bath, is occupied by the owner. The upper flat, consisting of 5 rooms and bath, is rented for \$55 per month partly furnished.



723

[illegible]

1887-1888

no. 17

Parcel 31

Block 723

The owner stated that he purchased the property in November, 1847 for \$2,250 cash and subject to a first deed of trust of \$10,750 - total purchase price \$13,000.

The improvements consist of a 3 flat building. The owner stated the lower flat, consisting of 4 rooms and bath, is rented for \$45 per month unfurnished. The owner occupies the middle flat of 7 rooms and bath. The upper flat, consisting of 7 rooms and bath, is rented for \$75 per month unfurnished, according to the owner's statement.

At the date of inspection the property was fully occupied.



723

McCarty

Parcel 31

Block 723

The owner stated that he purchased the property in November, 1947 for \$2,250 cash and subject to a First Deed of Trust of \$10,750 - total purchase price \$13,000.

The improvements consist of a 3 flat building. The owner states the lower flat, consisting of 6 rooms and bath, is rented for \$65 per month unfurnished. The owner occupies the middle flat of 7 rooms and bath. The upper flat, consisting of 7 rooms and bath, is rented for \$75 per month unfurnished, according to the owner's statement.

At the date of inspection the property was fully occupied.



723



132-24222

Maroon

Parcel 32

Block 723

Owner stated that the property was acquired November 6, 1944 for \$2,000 cash and subject to a First Deed of Trust of \$3,000, a Second Deed of Trust of \$2,400 - total purchase price \$7,400.

The improvements consist of a 2 Flat Building. The lower flat, consisting of 2 rooms and bath, is occupied by the owner. Owner wishes the upper flat, consisting of 2 rooms and bath, to be rented for \$60 per month until released. At the date of inspection the upper flat was occupied.



723



Marzan

Parcel 32

Block 723

Owner stated that the property was acquired November 6, 1947 for \$2,000 cash and subject to a First Deed of Trust of \$3,000, a Second Deed of Trust of \$2,400 - total purchase price \$7,400.

The improvements consist of a 2 flat building. The lower flat, consisting of 5 rooms and bath, is occupied by the owner. Owner states the upper flat, consisting of 6 rooms and bath, is rented for \$55 per month unfurnished. At the date of inspection the upper flat was occupied.



723

112184071

Gloucester

Parcel 33

Block 723

The owner stated that he acquired the property during 1923 at a total purchase price of \$5,750.

The improvements consist of a cottage containing 6 rooms and a porch and occupied by the owner. The property has been exclusively retained by the owner.



723

Clurman

Parcel 33

Block 723

The owner stated that he acquired the property during 1923 at a total purchase price of \$2,750.

The improvements consist of a cottage containing 5 rooms and basement and occupied by the owner. The property has been excellently maintained by the owner.



723

Clurman

Parcel 34

Block 723

The owner stated that he acquired the property in August, 1937 for \$5,500 cash.

The improvements consist of a 3 flat building. The owner states the lower flat, consisting of 5 rooms and bath, is rented for \$50 per month partly furnished, the middle flat, consisting of 6 rooms and bath, is rented for \$45 per month unfurnished and the upper flat, consisting of 7 rooms and bath, is rented for \$40 per month unfurnished.

These rentals are low in comparison with similar units in the area.



723



Chicago

Parcel 34

Block 723

The owner stated that he acquired the property in
April, 1927 for \$5,500 cash.

The improvements consist of a 3 flat building. The
owner states the lower flat, consisting of 3 rooms and
bath, is rented for \$25 per month partly furnished, the
middle flat, consisting of 6 rooms and bath, is rented
for \$45 per month unfurnished and the upper flat, con-
sisting of 7 rooms and bath, is rented for \$40 per month
unfurnished.

These rentals are low in comparison with similar
units in the area.



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: CLYDE T. LEWIS and LEANA LEWIS
Street Address: 1437-1441 O'Farrell Street
Location: South O'Farrell 152' West Laguna
Lot size: 23 x 74
Area: 1702 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - \$ 1,030.00
Improvements - 1,600.00
Total - 2,630.00
APPRAISED VALUE OF LAND: \$ 2,380.50
Per Front Foot \$ 103.50
Per Square Foot 1.39
REMARKS:

Parcel No. 39
Block No. 723
Lot No. 30A



DESCRIPTION OF

Nature and type 2 Flats
Construction Frame
No. of Stories Two
No. of Rooms 13
Garage Space No
Basement Yes
Foundation Concrete
Exterior Finish Rustic
Roof Gabled - Composition Roofing
Year Built 1900
Remodeled No
Condition, Exterior Good
Interior Good

Interior Finish Plaster - Pine Trim
Floors Pine
Plumbing Good
Bathrooms Two - Leg Tubs
Kitchens Two - Tile Splash on Sink
Lighting Good
Outlets None
Heating Circulating Gas Heaters
Hot Water Automatic Storage Heaters
Any Unlawful Use None

REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement 1300 sq. ft. @ 2.00 \$ 2,600.00
1st Floor 1315 @ 8.50 11,177.50
2nd Floor 1315 @ 8.50 11,177.50
3rd Floor @
Total 3930

\$ 24,955.00
60% 14,973.00
\$ 9,983.00

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

INCOME ANALYSIS

ADJUSTED INCOME

Apt.No.	No. of Rooms	Monthly Rent
	<u>6</u>	<u>65.00</u>
	<u>7</u>	<u>75.00</u>

Total Gross Income \$ 140.00 x 12 \$1680.00
Less Expenses

Net Income
(Before Depreciation) \$ _____ monthly, \$ 1,163.92 annually

EXPENSE

Taxes - - - - -	\$ <u>185.00</u>
Insurance - - - - -	<u>40.00</u>
P.G. & E. - - - - -	
Water - - - - -	<u>72.00</u>
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>84.00</u>
Maintenance & Repairs - - - - -	<u>84.00</u>
Management - - - - -	<u>50.40</u>
Total Expenses	\$ <u>516.08</u>

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 11,639.20
REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 2,400.00
IMPROVEMENTS - 9,600.00
TOTAL \$ 12,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: [Signature]
Date: _____

22 2015 1 2015

▲ 2.90%

100-4-8223

Attest

Parcel 30

Block 723

This property has been in the family since prior to 1900.

The improvements consist of a residence containing 8 rooms and bath, and occupied by the owner. The property is very well maintained.



722

Humphrey

Parcel 35

Block 723

This property has been in the family since prior to 1906.

The improvements consist of a residence containing 9 rooms and bath, and occupied by the owner. The property is very well maintained.



723

3-1353-27-723

Page 1

Page 2

Block 723

The owner stated that he acquired the property January 2, 1931 for \$400 cash and a First Deed of Trust of \$6,000, a Second Deed of Trust of \$12,000 and a Third Deed of Trust of \$600 - total purchase price \$20,000.

The improvements consist of a 3 flat building converted into 18 tenementing units - one of which, consisting of 3 rooms, is owner-occupied. The owner claims a gross income, if fully rented, of \$394 per month partly realizable, exclusive of the one occupied by himself. One of the basement housekeeping units has a sub-standard 7' ceiling height which is not in conformity with housing regulations. Also there were a number of unvented gas stoves being used throughout the building. At the date of inspection all units appeared to be occupied.

The property apparently has been allowed for all possible net income with no attempt to maintain the improvements inside or outside.



723

[illegible]

Parler

Parcel 36

Block 723

The owner stated that he acquired the property January 3, 1951 for \$400 cash and a First Deed of Trust of \$6,500, a Second Deed of Trust of \$12,500 and a Third Deed of Trust of \$600 - total purchase price \$20,000.

The improvements consist of a 3 flat building converted into 10 housekeeping units - one of which, consisting of 5 rooms, is owner-occupied. The owner claims a gross income, if fully rented, of \$394 per month partly furnished, exclusive of the one occupied by himself. One of the basement housekeeping units has a sub-standard 7' ceiling height which is not in conformity with housing regulations. Also there were a number of unvented gas stoves being used throughout the building. At the date of inspection all units appeared to be occupied.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.



723

11/12/2014 11:11

Donko & Co. March 11, 1914

Parcel 37

Block 723

The owner stated that they acquired the property during January, 1914 for \$5,000 cash and subject to a deed of trust of \$13,000 - total purchase price \$18,000.

The improvements consist of a 3-story building converted into 10 independent units. The owner stated a gross income, if fully rented, of \$450 per month. At the date of inspection all of the independent units were occupied.



723

J. MORTIMER CLARK, M. A. I.

RALPH F. CLARK, M. A. I.



Konko Kyo Church of San Francisco

Parcel 37

Block 723

The owner stated that they acquired the property during February, 1949 for \$5,000 cash and subject to a Deed of Trust of \$13,000 - total purchase price \$18,000.

The improvements consist of a 3-flat building converted into 13 housekeeping units unfurnished. The owner claims a gross income, if fully rented, of \$429 per month. At the date of inspection all of the housekeeping units were occupied.



723

CONFIDENTIAL

Palisades

Parcel 30

Block 723

The owner stated that he acquired the property on December 27, 1961 at a total purchase price of \$15,000.

The improvements consist of a 2 Flat building. The lower flat of 4 rooms and bath is occupied by the owner. The owner stated the upper flat of 2 rooms and bath is rented for \$50 per month furnished.



723

Phillips

Parcel 38

Block 723

The owner stated that he acquired the property on December 27, 1951 at a total purchase price of \$10,000.

The improvements consist of a 2 flat building. The lower flat of 4 rooms and bath is occupied by the owner. The owner states the upper flat of 5 rooms and bath is rented for \$80 per month furnished.



723

1122 28753 31

Levin

Carol 30

Black 723

The owner stated that he purchased the property on December 10, 1922 for \$14,500.

The property is a 3-story brick building. The owner stated that the house was built in 1880. It is divided into 8 single rooms with community use of kitchen, all modern conveniences. All repairs are on the basis of \$1.00 per week, or \$1.00 per month. The owner has been making 7 rooms and bath for couples. By the owner.



Lewis

Parcel 39

Block 723

The owner stated that he purchased the property on September 10, 1952 for \$14,500.

The improvements consist of a 2-flat building. The owner states that the lower flat of 6 rooms and bath is rented as 5 single rooms with community use of kitchen. All rooms are furnished. All rentals are on the basis of \$8.50 per week, or \$170 per month. The upper flat containing 7 rooms and bath is occupied by the owner.



FEB 10 1993

(10488921)

Record

Parcel 40

Block 723

The owner acquired this property at an indicated purchase price of \$8,000 in December, 1940.

The improvements consist of a 3 flat building. The first floor has been converted into 2 housekeeping units. The second floor is rented as a flat. The owner claims a gross income, if fully rented, of \$180 per month netted, exclusive of the 4-room flat on the third floor occupied by the owner.



723



Tonomura

Parcel 40

Block 723

The owner acquired this property at an indicated purchase price of \$5,000 in November, 1940.

The improvements consist of a 3 flat building. The first floor has been converted into 2 housekeeping units. The second floor is rented as a flat. The owner claims a gross income, if fully rented, of \$130 per month unfurnished, exclusive of the 7-room flat on the third floor occupied by the owner.



723

FEB 10 1933

10-2058842

Brooklyn

Parcel 41

Block 723

The owner stated that he acquired the property in August, 1947 for a total purchase price of \$10,000.

The improvement consists of a 2 flat building that is used both for a flat and as housekeeping units. The basement contains 8 housekeeping units furnished, the first floor contains a 3-room and bath flat partly furnished and the second floor contains a 5-room flat, owner-occupied. The third floor contains 8 housekeeping units furnished. At the date of inspection the basement and attic housekeeping units were in unsatisfactory condition and needed extensive repairs to place in suitable rentable condition. The owner claims a gross income, if fully rented, of \$208 per month exclusive of a room occupied by the owner on the second floor, but inclusive of the automobile units.

The property has been used for all possible income with no attempt to maintain the improvements inside or outside.



723

Brooks

Parcel 41

Block 723

The owner states that she acquired the property in August, 1947 for a total purchase price of \$10,500.

The improvements consist of a 2 flat building that is used both for a flat and as housekeeping units. The basement contains 2 housekeeping units furnished, the first floor contains a 6-room and bath flat partly furnished and the second floor contains a 6-room flat, owner-occupied. The third floor attic contains 2 housekeeping units furnished. At the date of inspection the basement and attic housekeeping units were in untenable condition and needed extensive repairs to place in suitable rentable condition. The owner claims a gross income, if fully rented, of \$205 per month exclusive of 6 rooms occupied by the owner on the second floor, but inclusive of the untenable units.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.



723

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: FRANCIS JUNZO TONOMURA
Street Address: 1431-33-35 O'Farrell Street
Location: South O'Farrell 127' West Laguna
Lot size: 25 x 120
Area: 3000 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - \$1,410.00
Improvements - 2,550.00
Total - 3,960.00
APPRAISED VALUE OF LAND: \$3,562.50
Per Front Foot \$142.50
Per Square Foot 1.187
REMARKS:

Parcel No. 40
Block No. 723
Lot No. 31



DESCRIPTION OF IMPROVEMENTS

Nature and type	3 Flats	Interior Finish	Plaster - Pine Trim
Construction	Frame	Floors	Pine
No. of Stories	Three	Plumbing	Good
No. of Rooms	21	Bathrooms	Three - Extra Toilet on Porches
Garage Space	Rear Alley, 2 cars	Kitchens	Three
Basement	Yes	Lighting	Good
Foundation	Concrete	Outlets	Yes, most rooms
Exterior Finish	Rustic - Asbestos Shingle Front	Heating	Circulating & Radiant Fire Heaters
Roof	Gabled - Composition Roofing	Hot Water	Automatic Storage Heaters
Year Built	1900	Any Unlawful Use	
Remodeled	No	REMARKS:	
Condition, Exterior	Fair		
Interior	Good		

ESTIMATED REPLACEMENT COST NEW:

Basement	1500	sq. ft. @ 3.00	\$4,500.00	
1st Floor	2100	@ 8.00	16,800.00	
2nd Floor	2100	@ 8.00	16,800.00	
3rd Floor	2100	@ 8.00	16,800.00	
Total	7800			
LESS OBSERVED DEPRECIATION		Rustic Garage Olive Street		\$56,500.00
PRESENT VALUE OF THE IMPROVEMENTS:		400 sq.ft. @ \$4.00, \$1600.00	70%	39,550.00
REMARKS:				\$16,950.00

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
	7	\$75.00	Taxes - - - - -	\$279.58
	7	75.00	Insurance - - - - -	50.00
	7	75.00	P.G. & E. - - - - -	
			Water - - - - -	108.00
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	135.00
Total Gross Income	\$225.00 x 12	\$2700.00	Maintenance & Repairs - -	135.00
Less Expenses			Management - - - - -	81.00
Net Income			Total Expenses	\$788.58
(Before Depreciation)	\$	monthly, \$1911.42	annually	
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$19,114.20
REMARKS:		Capitalized at 10%		

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - \$3,600.00
IMPROVEMENTS - 15,400.00
TOTAL \$19,000.00
ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: [Signature]
Date: [Signature]

호오 배우 나 있다

第 1 章 绪论

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: VIOLA BROOKS
Street Address: 1425-27 O'Farrell Street
Location: South O'Farrell 100' West Laguna
Lot size: 27 x 120
Area: 3240 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,520.00
Improvements - 2,500.00
Total - 4,020.00
APPRAISED VALUE OF LAND: \$ 3,847.50
Per Front Foot \$ 142.50
Per Square Foot 1.19
REMARKS:

Parcel No. 41
Block No. 723
Lot No. 32



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>2 Flats</u>	Interior Finish	<u>Plaster - Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine - Hardwood</u>
No. of Stories	<u>Two plus attic</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>16</u>	Bathrooms	<u>Two, Leg Tubs, Part Tile Wainscot</u>
Garage Space	<u>2 cars rear alley</u>	Kitchens	<u>Three, Tile Sink and Splash</u>
Basement	<u>Yes</u>	Lighting	<u>Fair</u>
Foundation	<u>Brick</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>Circulating Gas Heaters</u>
Roof	<u>Flat, Tar & Gravel-Gabled-Comp.Roofing</u>	Hot Water	<u>Automatic Storage</u>
Year Built	<u>1900</u>	Any Unlawful Use	<u>None</u>
Remodeled	<u>No</u>	REMARKS:	
Condition, Exterior	<u>Fair</u>		
	<u>Interior Fair</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>2100</u>	sq. ft. @ <u>3.00</u>	\$ <u>6,300.00</u>
1st Floor	<u>2140</u>	@ <u>8.00</u>	<u>17,120.00</u>
2nd Floor	<u>2140</u>	@ <u>8.00</u>	<u>17,120.00</u>
3rd Floor	<u>800</u>	@ <u>7.00</u>	<u>5,600.00</u>
Total	<u>7180</u>		

LESS OBSERVED DEPRECIATION Rustic Garage Olive St. 75% \$ 47,740.00
PRESENT VALUE OF THE IMPROVEMENTS: 500 sq.ft. @ \$4.00 \$ 1600.00 \$ 35,805.00
REMARKS: \$ 11,935.00

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
<u>1427</u>	<u>6</u>	\$ <u>60.00</u>	Taxes - - - - -	\$ <u>283.81</u>
<u>1425</u>	<u>7</u>	<u>70.00</u>	Insurance - - - - -	<u>45.00</u>
<u>Attic</u>	<u>3</u>	<u>30.00</u>	P.G. & E. - - - - -	
			Water - - - - -	<u>72.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>96.00</u>
Total Gross Income		\$ <u>160.00</u> = <u>1920.00</u>	Maintenance & Repairs - -	<u>96.00</u>
Less Expenses			Management - - - - -	<u>57.60</u>
Net Income			Total Expenses	\$ <u>650.41</u>
(Before Depreciation)		\$ monthly, \$ <u>1269.59</u> annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 12,750.00
REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3,850.00
IMPROVEMENTS - 8,900.00
TOTAL \$ 12,750.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: [Signature]
Date: [Signature]

LEE 1084022

Merritt

Parcel 42

Block 723

The improvements consist of a 1-story and basement cottage. The main floor contains 4 rooms and bath. The basement has two 3-room and bath apartments, together with a garage for 1 car. The owner claims a gross income, if fully rented, of \$150 per month unfurnished. At the date of inspection two of the units were vacant and one tenant had just moved in.



